

Division of Corporations

Page 1 of 2

L10000030064

Florida Department of State

Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H10000061501 3)))



H100000615013ABCO

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : O'HAIRE, QUINN, CANDLER, & CASALINE CHARTER
Account Number : 073077002560
Phone : (772) 231-6900
Fax Number : (772) 231-9729

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA LIMITED LIABILITY CO.

280 Pelican Way, LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

C. LEWIS

MAR 19 2010

EXAMINER

RECEIVED
10 MAR 18 AM 10:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

2010 MAR 18 AM 8:34 H10000061501 3

Articles of Organization of the
280 Pelican Way, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A Florida Limited Liability Company

Section 1.01 Introduction and Preliminary Statements

The undersigned Organizer, desires to form a limited liability company pursuant to the Laws of the State of Florida by delivering in duplicate to the Secretary of State of the State of Florida these Articles of Organization, in accordance with the provisions of Florida Limited Liability Company Act, hereinafter referred to as the "Act".

Section 1.02 Name

The name of the limited liability company, referred to as the "Company", is:

280 Pelican Way, LLC,
A Florida Limited Liability Company

Section 1.03 Duration

The Company shall exist for a perpetual duration from the date of filing these Articles of Organization with the Secretary of State of the State of Florida, unless dissolved according to law.

Section 1.04 Objects and Purposes

The nature of the business and the objects and purposes to be transacted, promoted or carried on, and for which the Company is organized, are as follows: to carry on and engage in and conduct any lawful business or investment activities, and exercise all of the powers, rights and privileges which a limited liability company organized under the Act may have and exercise.

Section 1.05 Principal Place of Business

The principal place of Business of the Company is:

Physical Address:
280 Pelican Way
Vero Beach, FL 32963

Mailing Address:
280 Pelican Way
Vero Beach, FL 32963

Section 1.06 Registered Agent and Registered Office

The name of the initial registered agent is Graham H. Anthony, II and the original registered addresses are as follows:

Physical Address:
280 Pelican Way
Vero Beach, FL 32963

Mailing Address:
280 Pelican Way
Vero Beach, FL 32963

Richard B. Candler
Florida Bar No. 0510040
3111 Cardinal Drive
Vero Beach, FL 32963

280 Pelican Way, LLC,
A Florida Limited Liability Company
Articles of Organization
Page - 1 of 3

H10000061501 3

FILED

2010 MAR 18 AM 8:34

H10000061501 3

SECRETARY OF STATE
TALLAHASSEE, FLORIDA**Section 1.07 Name and Address of Organizer**

Richard B. Candler, 3111 Cardinal Drive, Vero Beach, Florida 32963

Section 1.08 Additional Contributions

Additional contributions to the Company shall be made at such times and in such amounts as may be provided in the Operating Agreement.

Section 1.09 Additional Members

The Company shall have the right to admit additional Members to the Company in accordance with the terms and conditions of the Company's Operating Agreement. Any Member who is subsequently admitted as a Member of the Company shall have all of the rights and obligations of a Member under the Operating Agreement. Any transferee of a Member's Interests in the Company shall be treated as an Assignee until such time as that transferee is admitted as an Additional or Substitute Member, if ever, in accordance with the terms of the Operating Agreement.

Section 1.10 Continuation of Business

In the event of the death, disability, retirement, resignation, withdrawal, expulsion, or bankruptcy, of a Member, or the occurrence of an event, which terminates the continued membership of a Member in the Company, the remaining Members and Managers of the Company shall have the right to continue the business of the Company in accordance with the terms of the Operating Agreement. In the event that the remaining Members and Managers fail to continue the business of the Company in accordance with the terms of the Operating Agreement, the Company shall be dissolved and liquidated in accordance with the provisions of the Act and the Operating Agreement.

Section 1.11 Operating Agreement and Authority

The manner in which the Company conducts its business and affairs, the duties and authority of its Members and Managers and the rights and obligations of its Members and Managers to the extent not expressly required by and provided for in the Act, shall be set forth in the Operating Agreement adopted by the initial Members and Managers of the Company. Said Operating Agreement may from time to time be amended in accordance with the provisions contained therein.

Section 1.12 Management

The business of the Company shall be conducted under the management of its Manager who shall have exclusive authority to act for the Company in all matters. The authorities and duties of the Manager will be set forth in the Operating Agreement. The name and address of the initial Manager are:

Carolyn A. Shiverick
2949 Rockingham Dr.
Atlanta, Georgia 30327

FILED

2010 MAR 18 AM 8:34

H10000061501 3

Section 1.13 Indemnification and Liability

The Company may, as determined by the ~~Managers of the Company~~ ^{SECRETARY OF STATE}, indemnify and advance expenses to a Member, Manager, employee or agent of the Company in connection with any proceeding, to the extent permitted by and in accordance with applicable laws and statutes and the Act and the Operating Agreement of the Company.

Section 1.14 Transferability of Interest

No interest in the Company may be transferred except as specifically set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF the undersigned forms this limited liability company on this date:

Executed on March 17, 2010.

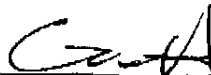


Richard B. Candler, Organizer

Registered Agent Consent

I, Graham H. Anthony, II, a natural person, accept the appointment as agent of 280 Pelican Way, LLC, a Florida Limited Liability Company, upon whom process, notices and demands may be served, whose principal place of business and records are located at the address stated above. I understand that as agent it will be my responsibility to receive service of process, to forward mail, and to immediately notify the Office of the Secretary of State in the event of my resignation or any changes in the Registered Office Address.

Dated: March 17, 2010.



Graham H. Anthony, II, Registered Agent

STATE OF FLORIDA)

COUNTY OF INDIAN RIVER)

) ss.

The foregoing instrument was acknowledged before me this March 17 2010 by Richard B. Candler, who is personally known to me or who has produced _____ as identification.




Notary Public in and for said State