

L11000030857

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.

((H11000064951 3))



H110000649513ABC.

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 : GARTNER BROCK & SIMON
Account Number : I19990000204
Phone : (904)399-0870
Fax Number : (904)399-1113

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

Email Address: _____

FILED
2011 MAR 11 AM 9:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.
301 Land Mortgage, LLC

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

A. LUNT
MAR 14 2010
EXAMINER

RECEIVED
11 MAR 11 PM 2:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H11000064951 3

**ARTICLES OF ORGANIZATION
OF
301 LAND MORTGAGE, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization.

**ARTICLE I
NAME**

The name of the Limited Liability Company shall be 301 LAND MORTGAGE, LLC.

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is: 1660 Prudential Drive, Suite 203, Jacksonville, Florida 32207.

**ARTICLE III
PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE IV
DURATION**

The period of duration for the Limited Liability Company shall commence on March 11, 2011, and shall continue perpetually, unless terminated: (i) in accordance with the Company's Operating Agreement or (ii) by the unanimous written agreement of all Members.

**ARTICLE V
MANAGEMENT**

The Company shall be conducted, carried on, and managed by *no fewer than one* (1) Manager, who shall be elected annually by the Members of the Company in the manner prescribed by and provided in the Operating Agreement of the Company. Such Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The name and address of the initial Manager is as follows:

Winfield A. Gartner
1660 Prudential Drive
Suite 203
Jacksonville, Florida 32207

Such Manager shall serve in such capacity until the first annual meeting of the Members or until their successors are duly elected and qualified.

2011 MAR 11 AM 9:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

H11000064951 3

**ARTICLE VI
ADMISSION OF ADDITIONAL MEMBERS**

Additional Members may be admitted upon the approval of a majority of the Members of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company.

**ARTICLE VII
ADOPTION OF OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 608, Fla. Stat.

**ARTICLE VIII
REGISTERED AGENT AND OFFICE**

The Company designates 1660 Prudential Drive, Suite 203, Jacksonville, Florida 32207, as the street address of the initial registered office of the Company and names Winfield A. Gartner, as the Company's initial registered agent at that address to accept service of process within this State.

**ARTICLE IX
CONTINUATION OF BUSINESS**

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this ___ day of March, 2011.


WINFIELD A. GARTNER

2011 MAR 11 AM 9:30
STATE OF FLORIDA
SECRETARY OF STATE

FILED

H11000064951 3

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida:

- 1. The name of the limited liability company is: 301 LAND MORTGAGE, LLC
- 2. The name and address of the registered agent and office is:

Winfield A. Gartner
 1660 Prudential Drive
 Suite 203
 Jacksonville, Florida 32207

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



WINFIELD A. GARTNER
 Date: March 11, 2011

2011 MAR 11 AM 9:53
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA
 FILED