

L110000115868

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

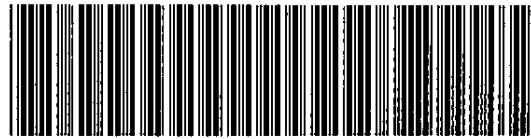
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



300212822793

10/07/11--01013--013 \*\*125.00

FILED  
11 OCT -7 PM 4:16  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

D. BRUCE  
OCT 10 2011  
EXAMINER



Gibbs Law Office, PLLC

October 4, 2011

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**RE:** Filing of Articles of Organization, Sunny Escape LLC

Dear Sir/Madam:

The enclosed Articles of Organization and appropriate fee(s) are submitted for filing. An extra copy of the Articles is enclosed. Please date stamp it and return it to the following:

**GIBBS LAW OFFICE, PLLC**  
5237 SUMMERLIN COMMONS BLVD.

Fort Myers, FL 33907

Ph. 239-415-7495

Fx. 239-275-2137

[info@gibbslawFL.com](mailto:info@gibbslawFL.com)

[www.gibbslawFL.com](http://www.gibbslawFL.com)

For further information concerning this matter, please call Steven J. Gibbs, Esq. at (239) 415-7495.

Enclosed is check for the following amount: \$125.00.

Sincerely,

Steven J. Gibbs, Esq.

Encl.

FILED  
11 OCT -7 PM 4:16  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF  
SUNNY ESCAPE LLC

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under 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 is: SUNNY ESCAPE LLC

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is

2320 38th Terrace, Cape Coral, FL 33914

ARTICLE III - Purpose

The Company is organized for the purpose of performing real estate investment, development and consulting and any other lawful business related thereto permitted under the laws of the United States and of the State of Florida.

ARTICLE IV – Duration and Existence; Effective Date

The Company will exist perpetually, commencing on the date of the filing of these Articles of Organization with the Secretary of State of the State of Florida.

ARTICLE V – Continuation of Limited Liability Company

So long as the Company continues to have at least one remaining member, the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member or the occurrence of any other event that terminates the continued relationship of any member shall not cause the Company to be dissolved, and upon the occurrence of any such event, the Company shall be continued without dissolution. At any time there are no members, the Company shall not be dissolved and shall not be required to be wound up if, within one (1) year after the occurrence of the event that terminated the continued membership of the last remaining member, the personal representative or other legal representative of the last remaining member agrees in writing to continue the Company and agrees to the admission of the personal representative or other legal representative of such member or its nominee or designee to the Company as a member, effective as of the occurrence of the event that terminated the continued membership of the last remaining member.

FILED  
11 OCT -7 PM 4:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## ARTICLE VI - Registered Office and Registered Agent

The Company hereby (i) designates 2320 38th Terrace, Cape Coral, FL 33914, as the street address of the Company's registered office, and (ii) names Kevin E. Costello as the Company's registered agent at that address to accept service of process within the State of Florida.

## ARTICLE VII – Management and Authority

The Company shall be a manager-managed company. Pursuant to Fla. Stat. Sec. 608.4235, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability solely by virtue of being a member.

The name and address of each manager and member is:

Kevin E. Costello, as Trustee of the Kevin E. Costello Revocable Trust Agreement  
2320 38th Terrace, Cape Coral, FL 33914

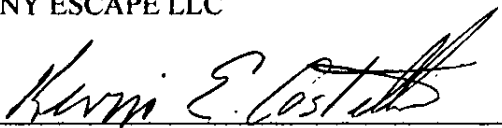
Debbie K. Costello, as Trustee of the Debbie K. Costello Revocable Trust Agreement  
134 SW 51st Street, Cape Coral, Florida 33914

## ARTICLE VIII – Indemnification

(a) The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a director or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for action taken in the capacity of such person as director or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance indemnification expenses for actions taken in the capacity of such person as an officer or director within twenty (20) days after receipt by the Company of (1) a written statement requesting such advance, (2) evidence of the expenses incurred, and (3) a written statement by on or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

(b) The Company by action of its board of managers, in its sole discretion, may indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was an employee or agent of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as an employee or agent of the Company or its subsidiaries. The Company by action of its board of managers, in its sole discretion may advance indemnification expenses for actions taken in the capacity of such person as an employee or agent after receipt by the Company of (1) a written statement requesting such advance, (2) evidence of the expenses incurred, and (3) a written statement by on or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses. Absent specific action by the board of managers, the authority granted to the board of managers in this paragraph (b) shall create no rights in the persons eligible for indemnification or advancement of expenses and shall create no obligations of the Company relating thereto.

SUNNY ESCAPE LLC

By:   
Kevin E. Costello, Authorized Representative

ACKNOWLEDGMENT

STATE OF MICHIGAN     )  
                                      )ss.  
COUNTY OF OAKLAND    )

Acknowledged and subscribed before me by on this July 8<sup>th</sup>, 2011, before me, Suzanne M McGovern, a notary public, qualified for said state and county, personally came Kevin E. Costello as Authorized Representative, who provided drivers' licenses as photo identification and was shown to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Suzanne M McGovern  
Notary Public SUZANNE M MCGOVERN  
Oakland County, Michigan  
my Commission Expires: 2-4-14

ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization and to comply with the provisions of Chapter 608, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with and accepts the obligations or such position.

Dated: July 8, 2011

By: Kevin E. Costello  
Print Name: KEVIN E. COSTELLO  
Registered Agent

11 OCT -7 PM 4:16  
CLERK OF STATE  
TALLAHASSEE, FLORIDA