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COVER LETTER

TO: **Registration Section**
Division of Corporations

SUBJECT: **RAI Properties LLC**
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Karen J. Prevatt

Name of Person

Karen J. Prevatt, PA

Firm/Company

137 S. Pebble Beach Blvd., Suite 102

Address

Sun City Center, Florida 33573

City/State and Zip Code

rdflynnjr@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Karen J Prevatt

Name of Person

at **(813) 634-1750**

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

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

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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ARTICLES OF ORGANIZATION

OF

RAI PROPERTIES LLC

The undersigned organizers, being natural persons, in order to form a limited liability company pursuant to Chapter 608, Florida Statutes do hereby adopt the following Articles of Organization.

ARTICLE I – NAME

The name of this limited liability company is RAI Properties LLC.

ARTICLE II – PRINCIPAL BUSINESS OFFICE

The mailing address and street address of the company's principal business office is 6369 Cocoa Lane, Apollo Beach, Florida 33572

ARTICLE III – PURPOSE

The purpose of which the company is organized is to conduct any lawful business, including the business of owning, managing, leasing, buying and selling investment properties.

ARTICLE IV – REGISTERED OFFICE AND REGISTERED AGENT

The registered office of this limited liability company shall be located at 6369 Cocoa Lane, Apollo Beach, Florida 33572. The initial registered agent of this limited liability company shall be Richard D. Flynn, 6369 Cocoa Lane, Apollo Beach, Florida 33572.

ARTICLE V – MEMBERS AND MANAGEMENT

Management of the affairs of this limited liability company is reserved to the members except as otherwise provided for in the company's regulations set forth in the Operating Agreement signed by all the members. The names and addresses of the initial managing members are:

Richard D. Flynn
6369 Cocoa Lane
Apollo Beach, Florida 33572

Ina M. Flynn
6369 Cocoa Lane
Apollo Beach, Florida 33572

ARTICLE VI – ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted to this limited liability company only upon unanimous affirmative vote of all the then existing members and upon such terms as may be unanimously agreed upon by such existing members in writing.

ARTICLE VII – CONTINUATION OF EXISTENCE

The remaining members of this limited liability company shall have the right, by affirmative vote of the majority of the remaining members taken in accordance with the regulations to continue the existence and business of the company on 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.

ARTICLE VIII – LIABILITY OF MEMBERS

To the full extent provided by Florida law, no member shall be personally liable to this limited liability company, the other members or any other person for monetary damages for an act or omission in such member's capacity as a member of the company, unless the member breached or failed to perform the duties as a managing member and such breach or failure to perform those duties violated acts or omissions for which liability of a member is expressly provided by applicable statute.

ARTICLE IX – ACTION BY WRITTEN CONSENT

Any action required or permitted to be taken at a meeting of the members may be taken by written action signed by the members that would be required to take the same action at a meeting at which all members were present, as provided in the regulations of the company.

ARTICLE X - REGULATIONS

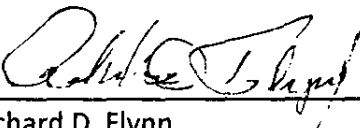
The members shall, within, ten days from the date of filing of these Articles of Organization with the Department of State of the State of Florida, adopt an operating agreement containing regulations to govern the operation of this limited liability company. The operating agreement may be repealed or amended by affirmative vote of a majority of the members.

ARTICLE II – EFFECTIVE DATE

The effective date of these Articles of Organization shall be September 9, 2013.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the 5 day of September, 2013.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes)

 9/5/2013
Richard D. Flynn

 9/5/2013
Ina M. Flynn

ACCEPTANCE OF REGISTERED AGENT

Having been named in the foregoing Articles of Organization for RAI Properties LLC as Registered Agent to accept service of process for the company at its registered office at 6369 Cocoa Lane, Apollo Beach, Florida 33572, the undersigned does hereby accept the appointment as registered agent and agrees to act in this capacity and further agrees to comply with the provision of all statutes relating to the proper and complete performance of his duties, including those duties and obligations specified in Chapter 608, Florida Statutes of which the undersigned is familiar.

Dated September 5, 2013


Richard D. Flynn

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