

L14000060177

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

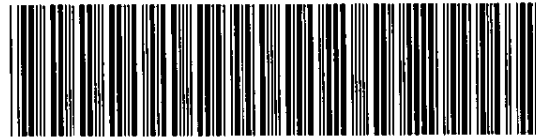
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06/13/14--01002--020 **60.00

FILED
14 JUN 13 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
14 JUN 13 PM 1:38
JASON G. CRITCHFIELD

JUN 16 2014

T. BROWN

CORPDIRECT AGENTS, INC. (formerly CCRS)
515 EAST PARK AVENUE
TALLAHASSEE, FL 32301
222-1173

FILING COVER SHEET
ACCT. #FCA-23

CONTACT: RICKY SOTO

DATE: 06/13/2014

REF. #: 9177754

CORP. NAME: CITE REALTY PARTNERS, LLC

- | | | |
|--|---|--|
| <input type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | | |
| <input checked="" type="checkbox"/> OTHER: AMENDED & RESTATED FILING | | |

STATE FEES PREPAID WITH CHECK# 70021871 FOR \$ 60.00

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

_____ **COST LIMIT: \$**_____

PLEASE RETURN:

- ☒ CERTIFIED COPY ☒ CERTIFICATE OF GOOD STANDING ☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF STATUS

Examiner's Initials

RECEIVED
14 JUN 13 PM 1:34
DIVISION OF CORPORATE AFFAIRS

AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
CITE REALTY PARTNERS, LLC,
a Florida limited liability company

FILED
14 JUN 13 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Cite Realty Partners, LLC, a Florida limited liability company (the "Company"), pursuant to Section 605.0202, *Florida Statutes*, and other applicable provisions of Chapter 605, *Florida Statutes*, does hereby adopt and file the following Amended and Restated Articles of Organization:

The present name of this Florida limited liability company is *Cite Realty Partners, LLC* (the "Company"). The date of filing of the Company's Articles of Organization was April 11, 2014.

ARTICLE I - NAME

The name of this Florida limited liability company shall be *Cite Realty Partners, LLC* (the "Company").

ARTICLE II - PRINCIPAL OFFICE MAILING AND STREET ADDRESS

The initial principal office mailing and street address of the Company shall be located at 100 South Orange Avenue, 5th Floor, Orlando, Florida 32801.

ARTICLE III - REGISTERED AGENT AND OFFICE

The registered agent of this Company shall be Matthew E. Sullivan, and the office of the registered agent shall be 100 South Orange Avenue, 5th Floor, Orlando, Florida 32801. The new registered agent has executed the attached Registered Agent Certificate of Acceptance. The foregoing shall replace the initial registered agent of this Company, John Kingman Keating (who has resigned as set forth on the attached Resignation of Registered Agent), and the initial office of such initial registered agent, 250 East Colonial Drive, Suite 300, Orlando, Florida 32801.

ARTICLE IV - MANAGER MANAGED COMPANY; MANAGERS

This Company shall be a manager-managed limited liability company. The name and address of the Managers of the Company are as follows:

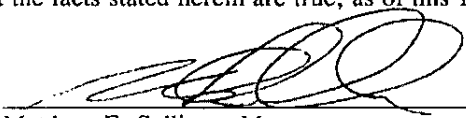
Name	Position	Address
Matthew E. Sullivan	Manager	100 South Orange Avenue, 5 th Floor Orlando, Florida 32801
J. Wilson McDowell, III	Manager	100 South Orange Avenue, 5 th Floor Orlando, Florida 32801


The foregoing shall replace the initial Manager of this Company, John Kingman Keating (who has resigned as set forth on the attached Statement of Resignation of Manager).

ARTICLE V - DATE OF FILING OF AMENDED AND
RESTATED ARTICLES OF ORGANIZATION

These Amended and Restated Articles of Organization shall become effective at the time these Amended and Restated Articles of Organization are filed with the Florida Department of State as evidenced by the Florida Department of State's endorsement of the date and time of such filing.

IN WITNESS WHEREOF, the undersigned Authorized Representative does hereby sign and deliver these Articles of Organization declaring and certifying that the facts stated herein are true, as of this 12th day of June, 2014.


Matthew E. Sullivan, Manager


J. Wilson McDowell, III, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, Matthew E. Sullivan and J. Wilson McDowell, III personally appeared before me and executed or acknowledged his/her previous execution of this instrument. I HEREBY FURTHER CERTIFY, that Matthew E. Sullivan and J. Wilson McDowell, III, is the same person either executing or acknowledging execution of the foregoing instrument because: ☒ I personally know him/her/them OR ☐ I have satisfactory evidence of same based upon a ☐ Florida driver's license or ☐ Other identification: _____ . WITNESS my hand and official seal in the State and County aforesaid this

12th day of June, 2014.


Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)



REGISTERED AGENT CERTIFICATE OF ACCEPTANCE

In compliance with Sections 605.0113 and 605.0114, *Florida Statutes*, the following is submitted:

Cite Realty Partners, LLC, a Florida limited liability company (the "Company") desiring to organize as a domestic limited liability company or qualify under the laws of the State of Florida has named and designated Matthew E. Sullivan as its Registered Agent to accept service of process within the State of Florida with its registered office located at 100 South Orange Avenue, 5th Floor, Orlando, Florida 32801.

ACKNOWLEDGMENT

Having been named as Registered Agent for the Company at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of that position as set forth in Chapter 605, *Florida Statutes*, as the same may apply to the Company.

DATED this 12th day of June, 2014.

A handwritten signature in black ink, appearing to read 'Matthew E. Sullivan', is written over a horizontal line.

Matthew E. Sullivan
Registered Agent