

09/15/2014 18:01 FAX

Division of Corporations

GUNSTER, YOAKLEY & STEWART, P.A.

001/005

Page 1

**L14000 144088**

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.

(((H14000207610 3)))



H140002076103ABCV

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 : GUNSTER, YOAKLEY & STEWART, P.A.  
Account Number : 076117000420  
Phone : (561) 650-0728  
Fax Number : (561) 671-2527

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

Email Address: christopher@myvelocity.com

RECEIVED

14 SEP 15 AM 8:50

DIVISION OF CORPORATIONS  
BUREAU OF COMMERCIAL  
INFORMATION SERVICES

FLORIDA LIMITED LIABILITY CO.  
Velocity Properties, LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

14 SEP 15 AM 7:36

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

SEP 16 2014

T. HAMPTON

<https://efile.sunbiz.org/scripts/efilcovr.exe>

9/4/2014

FAX AUDIT NO. H14000207610 3

**ARTICLES OF ORGANIZATION**  
**FOR**  
**VELOCITY PROPERTIES, LLC**

*(A Florida Limited Liability Company)*

*The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:*

**ARTICLE 1**

**NAME**

The name of the Limited Liability Company is Velocity Properties, LLC (the "Company").

**ARTICLE 2**

**DURATION**

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE 3**

**NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act.

**ARTICLE 4**

**ADDRESS**

The initial principal office address of the Company is 101 NE 3<sup>rd</sup> Ave., Suite 1410, Fort Lauderdale, Florida 33301, and the initial mailing address of the Company is PO Box 460939, Fort Lauderdale, Florida 33346.

FILED  
14 SEP 15 AM 7:36  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

003/005  
14 SEP 15 AM 7:36  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FAX AUDIT NO. H14000207610 3

## ARTICLE 5

### INITIAL REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company is 101 NE 3<sup>rd</sup> Ave., Suite 1410, Fort Lauderdale, Florida 33301, and the name of the initial registered agent of the Company at that address is Christopher J. Leonard.

## ARTICLE 6

### MEMBERSHIP CERTIFICATES

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign his or her membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

## ARTICLE 7

### INDEMNIFICATION

The Company shall indemnify to the fullest extent permitted under and in accordance with the laws of the State of Florida any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he or she is or was manager, member or officer of the Company or is or was serving at the request of the Company as a manager, member, director, officer, trustee, employee or agent of or in any other capacity with another company, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding.

Expenses (including attorneys' fees) incurred by any member, manager or officer in defending any civil, criminal, administrative or investigative proceeding shall be paid by the Company in advance of the final disposition of such proceeding upon receipt of an undertaking (secured or unsecured as may be determined by the Company) by or on behalf of such member, manager or officer to repay such amount if it shall ultimately be determined that such member, manager or officer is not entitled to be indemnified by the Company as authorized in this Article. Such expenses (including attorneys' fees) incurred by other employees and agents shall also be so paid upon such terms and conditions, if any, as the Company deems appropriate.

Notwithstanding the foregoing, indemnification or advancement of expenses shall not be made to or on behalf of any member, manager, officer, employee or agent if a judgment or other final adjudication establishes that the actions or omissions to act, of such member, manager, officer, employee or agent were material to the cause of action so adjudicated and constitute any of the following:

FAX AUDIT NO. H14000207610 3

(a) A violation of criminal law, unless the member, manager, officer, employee or agent had no reasonable cause to believe such conduct was unlawful.

(b) A transaction from which the member, manager, officer, employee or agent derived an improper personal benefit.

(c) A distribution in violation of Section 605.0406 of the Act.

(d) Willful misconduct or a conscious disregard for the best interests of the Company in a proceeding by or in the right of the Company to procure a judgment in its favor or in a proceeding by or in the right of a Member.

(e) Recklessness or an act or omission committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property in a proceeding by or in the right of someone other than the Company or a Member.

The indemnification provided by this Article shall continue as to an indemnified person who has ceased to be a member, manager, officer, employee or agent and shall inure to the benefit of the estate, heirs, personal representatives, beneficiaries, executors and administrators of such person. All rights to indemnification and advances under this Article shall be deemed to be a contract between the Company and each indemnified person at any time while this Article is in effect. Any repeal or modification of this Article or any repeal or modification of relevant provisions of the Act or any other applicable laws shall not in any way diminish the rights to indemnification of such indemnified person or the obligations of the Company arising hereunder for claims relating to matters occurring prior to the repeal or modification.

## ARTICLE 8

### MANAGEMENT

The Company shall be managed in accordance with the Company's Operating Agreement. The initial Managers of the Company shall be:

N. Carmichael Bender, II  
101 NE 3<sup>rd</sup> Ave., Suite 1410  
Fort Lauderdale, FL 33301

Bridget H. Bender  
101 NE 3<sup>rd</sup> Ave., Suite 1410  
Fort Lauderdale, FL 33301

Jeffrey W. Petro  
101 NE 3<sup>rd</sup> Ave., Suite 1410  
Fort Lauderdale, FL 33301

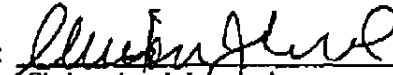
FILED  
14 SEP 15 AM 7:36  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FAX AUDIT NO. H14000207610 3

**ARTICLE 9  
AMENDMENT**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 12<sup>th</sup> day of September, 2014.

By:   
Christopher J. Leonard  
Authorized Representative

*(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)*

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Christopher J. Leonard hereby accepts the appointment as registered agent and agrees to act in this capacity. Christopher J. Leonard further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

  
Christopher J. Leonard

Dated: September 12, 2014

FILED  
14 SEP 15 AM 7:36  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA