

L14 600/49983

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(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 8, 2014

PAULA SPARKMAN
MESSER CAPARELLO, P.A.
P.O. BOX 15579
TALLAHASSEE, FL 32317

SUBJECT: FSU FLATS, LLC
Ref. Number: W14000054451

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2014 SEP 24 AM 8:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for FSU FLATS, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Tammi Cline
Regulatory Specialist II

Letter Number: 014A00019056

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DIVISION OF CORPORATIONS

Paula M. Sparkman
 Requestor's Name
 Messer Caparello, P.A.
 Post Office Box 15579
 Address
 Tallahassee, FL 32317
 City/State/Zip
 850/222-0720
 Phone #

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2014 SEP 24 AM 9:11
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. FSU Flats, LLC
 (Corporation Name) (Document #)
2. _____
 (Corporation Name) (Document #)
3. _____
 (Corporation Name) (Document #)
4. _____
 (Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy Call + we will pick up
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
	Profit
	NonProfit
XX	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of R.A., Officer/ Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Report
	Fictitious Name
	Name Reservation

REGISTRATION/ QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

ARTICLES OF ORGANIZATION

OF

FSU FLATS, LLC

The undersigned Members hereby file these Articles of Organization in order to form a limited liability company (the "Company") under the laws of the State of Florida.

ARTICLE I.

Name

The name of the Company shall be FSU FLATS, LLC.

ARTICLE II.

Nature of Business

The Company may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III.

Death, Retirement, Resignation, Etc. of a Member

The remaining Members, if more than one, shall have the right to continue to carry on the business of the Company in the event of the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or upon the occurrence of any other event which terminates the continued membership of a member in a limited liability company.

ARTICLE IV.

Admission of Additional Members

Except as otherwise provided in the Operating Agreement, new members may be admitted by agreement of all existing Members upon payment of contribution agreed upon by the Members at the time of admission.

ARTICLE V.

Management by the Members

Management of the Company is reserved to the members. The initial Members and their addresses are:

William E. Leparulo and Rosario D.
Leparulo,
Trustees of the William E. Leparulo Trust
4169 Miccosukee Road
Tallahassee FL 32308

Robert P. Leparulo
808 W. St. Augustine Street
Tallahassee, FL 32304

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2014 SEP 26 AM 09:12
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TALLAHASSEE, FLORIDA

ARTICLE VI.
Duration of Company's Existence

The Company shall exist perpetually unless sooner dissolved according to law.

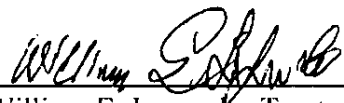
ARTICLE VII.
Address of Registered Office, Registered Agent and Principal Office

The address of the initial registered office and principal office of the Company in the State of Florida shall be 808 W. St. Augustine Street, Tallahassee, Florida 32304. The name of the initial registered agent of the Company at the above address shall be Robert P. Leparulo. The Company may from time to time change the registered office to any other address in the State of Florida or change the registered agent. The mailing address of the Company shall be 808 W. St. Augustine Street, Tallahassee, Florida 32304.

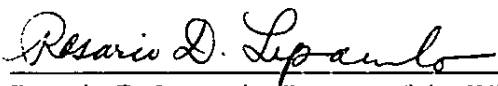
ARTICLE VIII.
Amendment

These Articles of Organization may be amended in any manner now or hereafter provided for by law and all rights conferred upon Members hereunder are granted subject to this reservation.

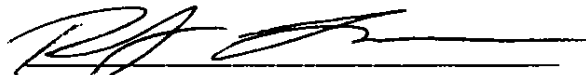
IN WITNESS WHEREOF, the undersigned, being the original subscribing Members to the foregoing Articles of Organization have hereunto set their hands and seals this 5th day of September, 2014.



William E. Leparulo, Trustee of the William
E. Leparulo Living Trust U/A/D 2/11/14



Rosario D. Leparulo, Trustee of the William
E. Leparulo Living Trust U/A/D 2/11/14




Robert P. Leparulo

(In accordance with section 605.0201 Florida Statutes, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE

In compliance with Florida Statutes Section ~~48.062~~^{605.0113} the following is submitted: FSU FLATS, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated 808 W. St. Augustine Street, Tallahassee, Florida 32304, as its initial Registered Office and has named Robert P. Leparulo located at said address, as its initial Registered Agent.

By: 
Robert P. Leparulo, Member

Having been named Registered Agent for the above stated Company, at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of Florida Statutes Section ~~48.062~~ relative to keeping the office open.


ROBERT P. LEPARULO

J:\Active\CLIENT F-J\FSU Flats, LLC\Articles of Organization.wpd

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TALLAHASSEE, FLORIDA