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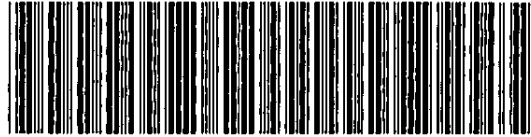
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T SCHROEDER

**EDMUND W. HOLT**

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May 14, 2015

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Articles of Organization of **Sunset Mountain Retreat, LLC**

To Whom it May Concern:

Enclosed are the following documents for the formation of a Florida Limited Liability Company:

1. Original, signed, and notarized Articles of Organization of **Sunset Mountain Retreat, LLC**.
2. Duplicate photocopy of the Articles
3. Check in the amount of \$160.00 for payment of the filing fees, Designation of Registered Agent, Certified Copy of Articles, and a Certificate of Status

Please accept the Articles for filing and have the duplicate copy certified and returned it along with a Certificate of Status to my office as soon as possible.

Thank you for your attention to this request.

Respectfully,



Edmund W. Holt

EWH/hay  
enclosures

**ARTICLES OF ORGANIZATION**  
**of**  
**SUNSET MOUNTAIN RETREAT, LLC,**  
**A Florida Limited Liability Company**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned certifies that he has executed the foregoing Articles of Organization for the purpose of becoming a limited liability company under the laws of the State of Florida and providing for the formation, rights, privileges, and immunities of limited liability companies for profit. I further declare that the following Articles of Organization shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**  
**NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **SUNSET MOUNTAIN RETREAT, LLC**, and its principal office shall be located at 972 Spanish Moss Drive, in the City of Pensacola, County of Escambia, State of Florida 32506, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address of the company shall be 972 Spanish Moss Drive, Pensacola, FL 32506.

**ARTICLE II**  
**PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact shall be as follows:

1. To acquire, own, develop, lease, sell, purchase, exchange, and otherwise deal with real estate for residential and/or commercial purposes.
2. To engage in any activity or business authorized under the Florida Statutes.
3. In general, to carry on any and all incidental business, to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
4. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

5. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

6. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

7. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

**ARTICLE III**  
**EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

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TALLAHASSEE, FLORIDA

**ARTICLE IV**  
**MANAGEMENT**

Management of this limited liability company is reserved to its managing member, whose name and address is as follows:

James E. Nichols  
972 Spanish Moss Drive  
Pensacola, FL 32506

**ARTICLE V**  
**MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

**ARTICLE VI**  
**CAPITAL CONTRIBUTIONS**

Capital contributions in an amount to be determined by the initial member herein shall be paid in cash, property, or in kind. Additional contributions will be made as required for investment purposes as determined by unanimous consent of the members.

**ARTICLE VII**  
**COMMENCEMENT AND DURATION**

This limited liability company shall commence on the date duly chartered by the State herein and exist until dissolved in a manner provided by law or as provided in the regulations adopted by the members.

**ARTICLE VIII**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The initial registered office of the limited liability company is located at 972 Spanish Moss

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TALLAHASSEE, FLORIDA

Drive, Pensacola, Florida 32506, and the initial registered agent is James E. Nichols.

The undersigned, being the original member of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Sunset Mountain Retreat, LLC.

Executed by the undersigned at Pensacola, Florida, this 9th day of April, 2015.

James E. Nichols  
James E. Nichols, Initial Member

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me this 9th day of April 2015, by James E. Nichols, as initial member of Sunset Mountain Retreat, LLC, a Florida Limited Liability Company, individually and on behalf of said company, who (  ) was personally known to me or (  ) has produced the following as identification: \_\_\_\_\_

 NOTARY PUBLIC  
HEIDI J. YEFREMOV  
MY COMMISSION # EE 126597  
EXPIRES: September 25, 2015  
Bonded Thru Budget Notary Services  
-Notary Seal

Heidi J. Yefremov  
Notary Public  
Heidi J. Yefremov  
(Type or print name)

**REGISTERED AGENT ACCEPTANCE  
AND  
MEMBER CERTIFICATION**

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MAY 20 P 12:25  
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TALLAHASSEE, FLORIDA

The undersigned hereby accepts the appointment as Registered Agent of Sunset Mountain Retreat, LLC, and he is familiar with and accepts the obligations of that position as required by law. Furthermore, the undersigned, being the original, sole member of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of Sunset Mountain Retreat, LLC, a Florida limited liability company.

Executed by the undersigned in Pensacola, Florida, on the 9th day of April, 2015.

James E. Nichols  
James E. Nichols, Registered Agent

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me this 14<sup>th</sup> day of April 2015, by James E. Nichols, as initial registered agent of Sunset Mountain Retreat, LLC, a Florida Limited Liability Company, individually and on behalf of said company, who  was personally known to me or  has produced the following as identification: \_\_\_\_\_.



Heidi J. Yefremov  
Notary Public  
Heidi J. Yefremov  
(Type or print name)

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