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(Address)

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**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT:** Forty on Custis 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:

Michael Gibbons

Name of Person

Firm/Company

323 Wren St.

Address

Scotia, NY 12302

City/State and Zip Code

40onCustisllc@gmail.com

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

For further information concerning this matter, please call:

Barbara Donahue

203

449-6528

at ( )

Name of Person

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 Address**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**ARTICLE I - Name:**

The name of the Limited Liability Company is:

Forty on Custis LLC.

(Must end with the words "Limited Liability Company," "L.L.C.," or "LLC.")

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address:**

Michael Gibbons

323 Wren St.

Scotia, NY 12302

**Mailing Address:**

Michael Gibbons

323 Wren St.

Scotia, NY 12302

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Lisa Amato

Name

918 Woodgate Dr.

Florida street address (P.O. Box **NOT** acceptable)

Palm Harbor

FL

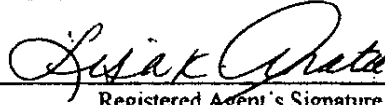
34685

City

State

Zip

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.*



Registered Agent's Signature (REQUIRED)

(CONTINUED)

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JUL 15 2015

**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

AMBR

**Name and Address:**

Michael Gibbons

323 Wren St.

Scotia, NY 12302

Barbara Donahue

1 Beagle Trl

Sandy Hook, CT 06482

AMBR

\_\_\_\_\_

\_\_\_\_\_

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**ARTICLE VI:** Other provisions, if any.

This LLC is being formed for the sole purpose of managing a two family rental property located at 40 Custis Ave.,  
N. White Plains, NY 10603. See attachment 1.

**REQUIRED SIGNATURE:**



**Signature of a member or an authorized representative of a member.**

(In accordance with section 605.0203 (1) (b), 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 s.817.155, F.S.)

Barbara G Donahue

Typed or printed name of signee

**Filing Fees:**

**\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent**

**\$ 30.00 Certified Copy (Optional)**

**\$ 5.00 Certificate of Status (Optional)**

Article VI: Attachment 1

Forty on Custis LLC.

Article VI: This LLC. is being formed for the sole purpose of managing a two family rental property located at 40 Custis Ave., N. White Plains, NY 10603 (aka The Property). Ann Gibbons owner of The Property sold the property to Forty on Custis LLC., for the consideration of a \$500,000 loan at 3% interest (see Attachment 2) and Forty on Custis LLC., will make loan payments as per Attachment 2.

Michael Gibbons and Barbara Gibbons Donahue are each 50% owners and Authorized Members of Forty on Custis LLC..

Michael Gibbons will manage collection of all rental income and related expenses and reconciliation of the checking account.

Barbara Donahue will manage all aspects of maintaining the property including all phone calls from tenants and contractors and will forward or ask contractors to send invoice to Michael Gibbons. Barbara Donahue will handle filing the annual report and issuing the 1099's to all Authorized Members.

A checking account will be set up to deposit rent checks and pay expenses. Checks will be valid with one signature of any authorized member.

All capital expenses, decisions concerning the operation or

The decision to sell The Property of Forty on Custis LLC. will be discussed by both partners. If either partner wants to sell the property the other party will have the right to buy out the partner at 50% of fair market value determined by 3 or more independent realty appraisals and averaging the appraisals. If both Authorized Members choose to sell the property at the sale of The Property Forty on Custis LLC. will be dissolved.

The beneficiaries of Forty on Custis LLC. are as follows:

Michael Gibbons primary beneficiary Patricia A. Gibbons

Barbara Gibbons Donahue is as follows:

**ASSIGNMENT OF LIMITED LIABILITY COMPANY INTEREST**

WITHOUT CONSIDERATION, the undersigned does hereby assign, transfer and set over to

KENNETH L. DONAHUE and BARBARA G. DONAHUE, as co-Trustees of THE DONAHUE LIVING TRUST, U/A dated April 10, 2014,

all of my right, title and interest in the Limited Liability Company known as Forty on Custis LLC.

The foregoing assignment and transfer shall apply even though "record" ownership or title, in some instances, may, presently or in the future, be registered in both or either of our

respective individual names, in which event such record ownership shall hereafter be deemed held in trust even though such trusteeship remains undisclosed.

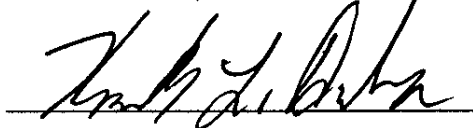
Executed on April 10, 2014, in Fairfield County, Connecticut.

  
BARBARA G. DONAHUE

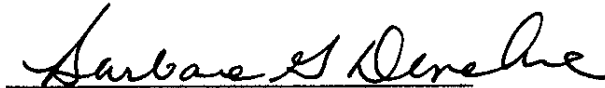
**ACCEPTANCE OF SUBSTITUTION**

The undersigned hereby accepts the foregoing assignment and agrees to be bound by the terms of the Limited Liability Company Agreement and to accept all of the benefits and assume all of the liabilities attributable to its assignor.

Executed on April 10, 2014, in Fairfield County, Connecticut.



KENNETH L. DONAHUE



BARBARA G. DONAHUE

Tennessee  
State of ~~Connecticut~~ )

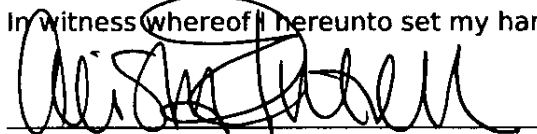
Shelby  
County of ~~Fairfield~~ )

SS: Memphis  
~~Danbury~~

April 10, 2014

On this 10th day of April, 2014, before me, Alisha Futrell, the undersigned officer, personally appeared BARBARA G. DONAHUE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand



Signature of the Notary Public

Date Commission Expires: July 28 2018

