

L16 0000 68698

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

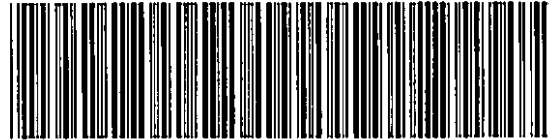
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100350368201

08/11/2020 10:11:00 AM

FILED

2020 AUG 18 PM 5:37

RECEIVED
TALLAHASSEE, FL

D. BRUCE
OCT 05 2020

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: 30A Capital Partners, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Jack Emerick

Name of Person

30A Capital Partners, LLC

Firm/Company

32 Clayton Lane, Suite B

Address

Santa Rosa Beach, FL 32459

City/State and Zip Code

jack@30alocal.com

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

For further information concerning this matter, please call:

Jack Emerick

847

354-1191

at ()

Name of Person

Area Code

Daytime Telephone Number

FILED
2020 AUG 18 PM 5:37
TALLAHASSEE, FL

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &
Certificate of Status

☐ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$60.00 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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

30A Capital Partners, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 04/06/2016 and assigned
Florida document number 1.16000068698.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

N/A

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

Watson Sewell, PL

New Registered Office Address:

5410 E. Co. Hwy., 30-A, Suite 201

Enter Florida street address

Santa Rosa Beach

Florida

32459

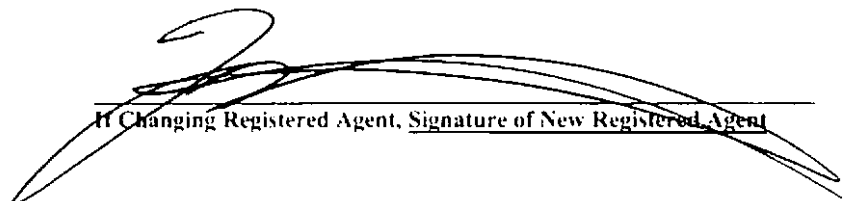
City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

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 relative 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. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent



If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	Jack J. Emerick	35 Clayton Lane, Suite B	<input type="checkbox"/> Add
		Santa Rosa Beach, FL 32459	<input type="checkbox"/> Remove
			<input checked="" type="checkbox"/> Change
MGR	Christian E. Shaw	82 Patton Ave. Suite 700	<input type="checkbox"/> Add
		Asheville, NC 28801	<input type="checkbox"/> Remove
			<input checked="" type="checkbox"/> Change
MGR	MJDE Management, LLC, a DE llc	1231 County Rd. 283 South	<input checked="" type="checkbox"/> Add
		Santa Rosa Beach, FL 32459	<input type="checkbox"/> Remove
			<input checked="" type="checkbox"/> Change
MGR	ALME Management, LLC, a DE llc	1231 County Rd. 283 South	<input checked="" type="checkbox"/> Add
		Santa Rosa Beach, FL 32459	<input type="checkbox"/> Remove
			<input checked="" type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change

FILED
2020 AUG 18 PM 5:39
TALLAHASSEE, FL

See Attached Exhibit A

75

2020 AUG 18 PM 5:37

THE
FEDERAL
BUREAU OF
INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

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.

Dated August 14, 2020

Signature of a member

Signature of a member or authorized representative of a member

Jack Emerick, Manager

Typed or printed name of signee

Filing Fee: \$25.00



**SECOND AMENDMENT TO OPERATING AGREEMENT
OF
30A CAPITAL PARTNERS, LLC**

This First Amendment to Amended and Restated Operating Agreement of 30A Capital Partners, LLC, a Florida limited liability company, is effective the 22nd day of July, 2020, and is an Amendment of that certain Operating Agreement dated May 7, 2016 (the "2016 Operating Agreement") of 30A Partners, LLC (the "Company"). This Amendment is entered into by and between all of the Members of the Company (the "Members").

WHEREAS, the Company was organized on April 6, 2016 as a Florida limited liability company and the Members entered into the Operating Agreement; and

WHEREAS, the Members are the owners of one-hundred percent (100%) of the outstanding Membership Interest (the "Membership Interest") of the Company; and

WHEREAS, the ownership of the Membership Interest is presently held as follows:

NAME OF MEMBER:	OUTSTANDING MEMBERSHIP PERCENTAGE:
JSBE, LLC, a North Carolina limited liability company	100%

WHEREAS, the Company desires to transfer **One-Third (1/3rd)** Membership Interest in the Company to **It's Always Sunny on 30A, LLC, a Florida limited liability company**; and

WHEREAS, the Members desire to amend the Operating Agreement to memorialize the foregoing.

NOW THEREFORE, for the mutual covenants and agreements found herein, which consideration is deemed adequate by all Members, the Members amend the Company's Operating Agreement as follows:

1. The Company transfers **One-Third (1/3rd)** Membership Interest in the Company to **It's Always Sunny on 30A, LLC, a Florida limited liability company**.
2. Schedule A Members Contribution and Interests of the Company is hereby amended to read as follows:

**SCHEDULE A
MEMBERS AND INTERESTS**

DS DS DS DS
JJE CES MBE ALA

NAME OF MEMBER:	OUTSTANDING MEMBERSHIP INTEREST:
JSBE, LLC, a North Carolina limited liability company	2/3 rd
It's Always Sunny on 30A, LLC, a Florida limited liability company	1/3 rd

3. Radification of Original Agreement. Except as specifically amended herein, all of the terms, provisions, covenants, and conditions of the initial Operating Agreement of the Company shall remain unmodified and in full force and effect as written and all Members agree to be bound by the terms and conditions of the Operating Agreement and this Amendment.
4. Counterparts. This Amendment to Regulations may be executed in any number of counterparts, each of which shall be enforceable, and all of which together shall constitute one amendment.

IN WITNESS WHEREOF, the undersigned Members have entered into this Amendment to the Operating Agreement.

MEMBERS:

JSBE, LLC, a North Carolina limited liability company

DocuSigned by:
Jack J. Emerick 07/23/2020 | 8:57:53 PM CDT
ABA6802C096F471 ...
By: Jack J. Emerick, Manager Date and Time

DocuSigned by:
Christian E. Shaw 07/23/2020 | 8:58:36 PM CDT
B12413B3925A4D1 ...
By: Christian E. Shaw, Manager Date and Time

It's Always Sunny on 30A, LLC, a Florida limited liability company

MJDE Management LLC, a Delaware limited liability company, Its Manager

DocuSigned by:
Michael B Emerick 07/23/2020 | 8:58:04 PM CDT
5CB806BA6C1643F ...
By: Michael B. Emerick, Manager Date and Time

OS
ALH



**SECOND AMENDMENT TO OPERATING AGREEMENT
OF
30A CAPITAL PARTNERS, LLC**

This First Amendment to Amended and Restated Operating Agreement of 30A Capital Partners, LLC, a Florida limited liability company, is effective the 22nd day of July, 2020, and is an Amendment of that certain Operating Agreement dated May 7, 2016 (the "2016 Operating Agreement") of 30A Partners, LLC (the "Company"). This Amendment is entered into by and between all of the Members of the Company (the "Members").

WHEREAS, the Company was organized on April 6, 2016 as a Florida limited liability company and the Members entered into the Operating Agreement; and

WHEREAS, the Members are the owners of one-hundred percent (100%) of the outstanding Membership Interest (the "Membership Interest") of the Company; and

WHEREAS, the ownership of the Membership Interest is presently held as follows:

NAME OF MEMBER:	OUTSTANDING MEMBERSHIP PERCENTAGE:
JSBE, LLC, a North Carolina limited liability company	100%

WHEREAS, the Company desires to transfer **One-Third (1/3rd)** Membership Interest in the Company to **It's Always Sunny on 30A, LLC, a Florida limited liability company**; and

WHEREAS, the Members desire to amend the Operating Agreement to memorialize the foregoing.

NOW THEREFORE, for the mutual covenants and agreements found herein, which consideration is deemed adequate by all Members, the Members amend the Company's Operating Agreement as follows:

1. The Company transfers **One-Third (1/3rd)** Membership Interest in the Company to **It's Always Sunny on 30A, LLC, a Florida limited liability company**.
2. Schedule A Members Contribution and Interests of the Company is hereby amended to read as follows:

**SCHEDULE A
MEMBERS AND INTERESTS**

DS DS DS DS
 JJE CES MBE ALA

NAME OF MEMBER:	OUTSTANDING MEMBERSHIP INTEREST:
JSBE, LLC, a North Carolina limited liability company	2/3 rd
It's Always Sunny on 30A, LLC, a Florida limited liability company	1/3 rd

3. Ratification of Original Agreement. Except as specifically amended herein, all of the terms, provisions, covenants, and conditions of the initial Operating Agreement of the Company shall remain unmodified and in full force and effect as written and all Members agree to be bound by the terms and conditions of the Operating Agreement and this Amendment.
4. Counterparts. This Amendment to Regulations may be executed in any number of counterparts, each of which shall be enforceable, and all of which together shall constitute one amendment.

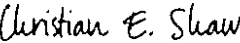
IN WITNESS WHEREOF, the undersigned Members have entered into this Amendment to the Operating Agreement.

MEMBERS:

JSBE, LLC, a North Carolina limited liability company


DocuSigned by:

ABA6602C096F471... 07/23/2020 | 8:57:53 PM CDT
By: Jack J. Emerick, Manager Date and Time

DocuSigned by:

B12413B3925A4D4... 07/23/2020 | 8:58:36 PM CDT
By: Christian E. Shaw, Manager Date and Time

It's Always Sunny on 30A, LLC, a Florida limited liability company

MJDE Management LLC, a Delaware limited liability company. Its Manager

DocuSigned by:

50B8C6BA6C1643E... 07/23/2020 | 8:58:04 PM CDT
By: Michael B. Emerick, Manager Date and Time

DS


ALME Management, LLC, a Delaware limited liability company, Its Manager

DocuSigned by:

Andrew L. Hock

By: Andrew L. Hock, Manager

07/23/2020 | 10:14:17 PM CDT

Date and Time

DS JJE DS CES DS MBE

ALME Management, LLC, a Delaware limited liability company, Its Manager

DocuSigned by:

07/23/2020 | 10:14:17 PM CDT

Andrew L. Hock

By: Andrew L. Hock, Manager

Date and Time