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DIVISION OF CORPORATIONS



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Division of Corporations

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May 16, 2016

MARGOT PEQUIGNOT, ESQ.  
P.O. BOX 2497  
LARGO, FL 33779-2497

SUBJECT: RANCHO T PROPERTIES OF FLORIDA, LLC  
Ref. Number: W16000035521

We have received your document for RANCHO T PROPERTIES OF FLORIDA, 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):

The registered agent must sign accepting the designation.

The person designated as registered agent in the document and the person signing as registered agent must be the same.

The registered agent designated must be an active Florida entity or a foreign entity authorized to transact business in Florida. Please correct the document.

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) 245-6052.

Nadira D McClees-Sams  
Regulatory Specialist II

Letter Number: 516A00010227

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REGISTRAR, FLORIDA

**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT:** RANCHO T PROPERTIES OF FLORIDA, 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:

Margot Pequignot, Esq.  
\_\_\_\_\_  
Name of Person

Margot Pequignot, P.A.  
\_\_\_\_\_  
Firm/Company

P.O. Box 2497  
\_\_\_\_\_  
Address

Largo, FL 33779-2497  
\_\_\_\_\_  
City/State and Zip Code

marpeq@aol.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Margot Pequignot                      727                      518-7330  
\_\_\_\_\_  
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**  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
New Filing Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**ARTICLES OF ORGANIZATION  
OF  
RANCHO T PROPERTIES OF FLORIDA, LLC**

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, does hereby form a limited liability company under the laws of the State of Florida.

**ARTICLE I  
Name**

The name of the limited liability company shall be **RANCHO T PROPERTIES OF FLORIDA LLC.**

**ARTICLE II  
Address**

The mailing address and principal place of business for the limited liability company is:

RANCHO T PROPERTIES OF FLORIDA, LLC.  
c/o Heidi Tandatnick  
9575 131<sup>st</sup> Street  
Seminole, FL 33776

**ARTICLE III  
Period of Duration**

The limited liability company shall begin existence on the day of filing, and shall continue into perpetuity, or until dissolved in a manner provided by law or by regulations adopted by the Members of the limited liability company.

**ARTICLE IV  
Members**

The names and addresses of each person authorized to manage and control the Limited Liability Company are:

Authorized Member  
and Manager

HEIDI TANDATNICK  
9575 131st Street  
Seminole, FL 33776

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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Authorized Member  
and Manager

CARL TANDATNICK  
9575 131<sup>st</sup> Street  
Seminole, FL 33776

**ARTICLE V**  
**Purposes**

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida.

**ARTICLE VI**  
**Registered Office and Registered Agent**

The street address of the limited liability company's initial registered office is 164 8<sup>th</sup> Avenue SW, Largo, FL 33770, and the initial registered agent at such address is Margot Pequignot, Esq.. The limited liability company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Chapter 605, Florida Statutes. Margot Pequignot, Esq., is specifically authorized to sign and file such Affidavits as may be required under Chapter 605, Florida Statutes.

**ARTICLE VII**  
**Management**

The management of the limited liability company, unless otherwise provided in the articles of organization or the operating agreement, shall be vested in a Board of Managers.

**ARTICLE VIII**  
**Continuity of Business**

Upon 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 the limited liability company, the business of the limited liability company shall not cease and the limited liability company shall not be dissolved unless the business of the limited liability company is terminated by the consent or agreement of all remaining Members.

**ARTICLE IX**  
**Operating Agreement**

The members of the limited liability company shall adopt an operating agreement which shall act as the operating agreement of the members pertaining to the regulation, management and affairs of the limited liability company, provided that such operating agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The operating agreement shall be repealed or altered only by the members of the limited liability company, in the manner now or hereafter prescribed by the laws of the State of Florida.

**ARTICLE X**  
**Acknowledgment**

The undersigned Authorized Member does hereby certify that the foregoing constitutes the proposed Articles of Organization of **RANCHO T PROPERTIES OF FLORIDA, LLC**.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Organization this 2nd day of May, 2016, in accordance with section 605.0203 (1) (b), Florida Statutes.

I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in s.817.155, Fla.Stat.

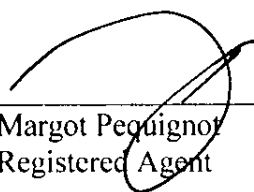
  
**HEIDI TANDATNICK**  
Authorized Member and Manager

STATE OF FLORIDA  
DIVISION OF CORPORATIONS  
16 MAY -6 AM 10:49

**RANCHO T PROPERTIES OF FLORIDA, LLC**

**Acceptance of Registered Agent**

I, Margot Pequignot, Esq., whose street address is 164 8<sup>th</sup> Ave. SW, Largo, FL 33770, having been named as registered agent and to accept service of process for Rancho T Properties of Florida, LLC, 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.

  
\_\_\_\_\_  
Margot Pequignot  
Registered Agent