

From: Ashleigh Bennett

Fax: (321) 299-9409

Phone: +1 (850) 617-6381

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Division of Corporations

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Account Name : FISHER LAW, P.A.  
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Phone : (321) 299-9409  
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FLORIDA LIMITED LIABILITY CO.  
Monin Starkey Lakes, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION  
OF  
MONIN STARKEY LAKES, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby makes, acknowledges, and files the following Articles of Organization.

**ARTICLE I**

**Name.** The name of the limited liability company shall be **MONIN STARKEY LAKES, LLC** ("Company").

**ARTICLE II**

**Address.** The mailing address and street address of the principal office of the Company shall be **500 Ygnacio Valley Road, Suite 110, Walnut Creek, CA 94596, Attention: Old Republic Exchange Company.**

**ARTICLE III**

**Duration.** The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in the Operating Agreement of the Company.

**ARTICLE IV**

**Initial Registered Office and Agent.** The street address of the initial registered office of the Company is **Fisher Law, P.A., 7651-B Ashley Park Court, Suite 405, Orlando, Florida 32835** and the name of the initial registered agent of the Company at that address is **ANDREW M. FISHER, ESQ.**

**ARTICLE V**

**Management.** The Company shall be managed by the Initial Member in accordance with an Operating Agreement adopted by the Initial Member for the management of the business and affairs of the Company. The Operating Agreement may contain provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the Initial Member of the Company is:

**NAME**

**ADDRESS**

Old Republic Exchange Company

500 Ygnacio Valley Road, Suite 110  
Walnut Creek, CA 94596

**ARTICLE VI**

**Purpose.** The sole purpose of the Company is to acquire, own, and hold certain real property ("Property"), together with such other activities as may be necessary or advisable in connection with the ownership of the Property, as an Exchange Accommodation Titleholder (as that term is defined in Revenue

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Procedure 2000-37). The Company shall not engage in any business, and it shall have no purpose, unrelated to the Property and shall not acquire any real property or own assets other than those related to the Property and/or otherwise in furtherance of the limited purposes of the Company. For further details regarding the restrictions applicable to the Company, including restrictions on amending these Articles of Organization, refer to the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned does set his hand and seal and has acknowledged and filed the foregoing Articles of Organization under the laws of the State of Florida this \_\_\_\_ day of June, 2016.

**"INITIAL MEMBER"**

**OLD REPUBLIC EXCHANGE COMPANY,**  
a California corporation

By: \_\_\_\_\_

Print Name: Suzanne YamamotoTitle: VICE PRESIDENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of Old Republic Exchange Company, a California corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] who has produced \_\_\_\_\_ as identification, and who executed the foregoing Articles of Organization and acknowledged before that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of June, 2016.

[NOTARY SEAL]

NOTARY PUBLIC

Print Name: \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Contra Costa )On 6/20/2016 before me, M.A. Parker, Notary Public

Date

Here Insert Name and Title of the Officer

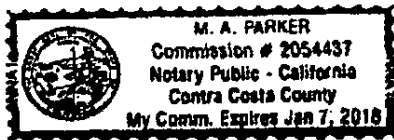
personally appeared Suzanne Yamamoto

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**Signer's Name: Suzanne Yamamoto☒ Corporate Officer — Title(s): Vice President☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0115, FLORIDA STATUTES, THE UNDERSIGNED SUBMITS THE FOLLOWING STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT IN THE STATE OF FLORIDA:

1. The name of the limited liability company is MONIN STARKEY LAKES, LLC.
2. As designated in the Articles of Organization filed with this certificate, the name and Florida street address of the registered agent is:

Andrew M. Fisher, Esq.  
FISHER LAW, P.A.  
7651-B Ashley Park Court, Suite 405  
Orlando, Florida 32835

3. The street address of the registered office and the street address of the business office of the registered agent are identical.

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.

  
\_\_\_\_\_  
Andrew M. Fisher, Esq.

June 28<sup>th</sup>, 2016

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