

8/10/2016

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Division of Corporations
 Florida Department of State
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 Electronic Filing Cover Sheet

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To:

Division of Corporations
 Fax Number : (850)617-6381

Refiling per request.

From:

Account Name : CONTEGA BUSINESS SERVICES, LLC
 Account Number : I20060000142
 Phone : (904)301-1269
 Fax Number : (904)301-1279

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: jkalota@dmphlan.com

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TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.
 Southbank Apartment Ventures, LLC**

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Page Count	03
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SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

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8/18/2016 11:31:08 AM PAGE 1/001 Fax Server



August 16, 2016

FLORIDA DEPARTMENT OF STATE
Division of Corporations
CONTEGA BUSINESS SERVICES, LLC

SUBJECT: SOUTHBANK APARTMENT VENTURES, LLC
REF: W16000056820

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Written approval and clearance of the words BANK, BANC, BANCO, BANQUE, BANKER, BANKING, TRUST COMPANY, SAVINGS AND LOAN ASSOCIATION, SAVINGS BANK or CREDIT UNION, or words of similar import in any context or any manner must be obtained from the Office of Financial Regulation, pursuant to section 655.922(2a), Florida Statutes.

If the proposed name is approved by the Office of Financial Institutions, resubmit the document and the approval letter to the Division of Corporations for filing. The Office of Financial Institutions' phone number is 850-410-9800.

The document is illegible and not acceptable for imaging. We ask that you type or carefully print the information in the appropriate blocks.

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.

Jessica A Fason
Regulatory Specialist II

FAX Aud. #: H16000196826
Letter Number: 216A00017261



FLORIDA OFFICE OF FINANCIAL REGULATION

www.FLOFR.com

DREW J. BREAKSPEAR
COMMISSIONER

August 18, 2016

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16 AUG 23 PM 12:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Ms. Jenny Kalota
Driver, McAfee, Peek & Hawthorne, P.L.
One Independent Drive
Suite 1200
Jacksonville, FL 32202

Re: Southbank Apartment Ventures, LLC

Dear Ms. Kolata:

Thank you for your recent correspondence requesting approval for use of the above-referenced name.

It is the opinion of this Office that the corporate name (Southbank Apartment Ventures, LLC) is definitive enough to differentiate the business being conducted from that of a commercial bank, trust company or credit union. Therefore, the Office does not object to your use of the above-referenced name being registered to conduct business in the state of Florida. However, this does not give one the authority to act in any licensed capacity until all licensing requirements have been met within this state.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Martin Stubblefield", is written over a horizontal line.

J. Martin Stubblefield
Director
Division of Financial Institutions

JMS/dlb

cc: Lyn Shoffstall, Chief, Bureau of Commercial Recordings, Division of Corporations,
Department of State

H16000196826 3

**ARTICLES OF ORGANIZATION
OF
SOUTHBANK APARTMENT VENTURES, LLC**

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company is Southbank Apartment Ventures, LLC (the "Company").

ARTICLE II - ADDRESS

The street and mailing address of the Company's principal office are:

101 Arnau Court
St. Augustine, Florida 32095

ARTICLE III - PURPOSE

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The Company (i) designates One Independent Drive, Suite 1200, Jacksonville, Florida 32202 as the street address of the Company's registered office, and (ii) names Contega Business Services, LLC, as the Company's registered agent at that address.

ARTICLE V - MANAGEMENT AND AUTHORITY

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

ARTICLE VI - INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after

Prepared by:
Contega Business Services, LLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
904-301-1269

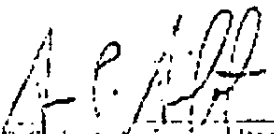
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TALLAHASSEE, FLORIDA

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receipt by the Company of (i) a written statement requesting such advances, (ii) evidence of the expenses incurred, and (iii) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

IN WITNESS THEREOF, the undersigned has hereunto set his hand and seal this 22nd day of August, 2016.


Sean P. Steben, Authorized Representative

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ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with, and accepts, the obligations of such position.

Dated: August 16, 2016

CONTEGA BUSINESS SERVICES, LLC

By: 
William M. Hammill, Executive Vice President

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TALLAHASSEE, FLORIDA



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FLORIDA OFFICE OF FINANCIAL REGULATION

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DREW J. BREAKSPEAR
COMMISSIONER

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