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☐ MAIL

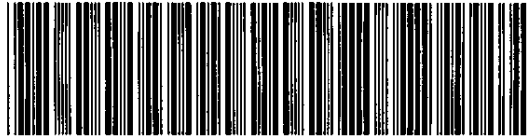
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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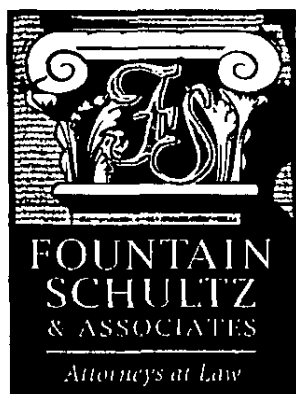
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TALLAHASSEE, FLORIDA

1/11

August 23, 2016



KENNETH R. FOUNTAIN  
KERRY ANNE SCHULTZ  
SCOTT C. BRIDGFORD

**VIA REGULAR U.S. MAIL**

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**RE: VIRTUE INVESTMENT PROPERTIES, L.L.C**

Dear Sir or Madam:

Enclosed please find the original Articles of Organization with Designation of Registered Agent and a check in the amount of \$125.00 for filing fee regarding the above referenced company.

If you should have any questions, please feel free to contact me.  
Thank you for your consideration.

Sincerely,  
**Fountain, Schultz & Associates, P.L.**

Kerry Anne Schultz, Esq.

KAS/arz  
Enclosures as stated

cc: VIRTUE INVESTMENT PROPERTIES, L.L.C

2045 FOUNTAIN PROFESSIONAL CT  
SUITE A  
NAVARRE, FLORIDA 32566  
TEL: (850) 939-3535  
FAX: (850) 939-3539

SANTA ROSA BEACH  
TEL: (850) 622-2700  
FAX: (850) 622-2722

[WWW.FOUNTAINLAW.COM](http://WWW.FOUNTAINLAW.COM)

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2016 AUG 26 AM 7:35

CLERK OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**

**OF**

**VIRTUE INVESTMENT PROPERTIES, L.L.C.**

The undersigned, being authorized to execute and file these Articles on behalf of the members for the purpose of forming a professional limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, does hereby certify and adopt these Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company shall be **VIRTUE INVESTMENT PROPERTIES, L.L.C.**  
("Company").

**ARTICLE II - ADDRESS**

The mailing address of the principal office of the Company shall be 800 Spring Creek Blvd. Crestview, FL 32536, and the street address of the principal office of the Company shall be 800 Spring Creek Blvd. Crestview, FL 32536.

**ARTICLE III - DURATION and PURPOSE**

The Company shall commence on the date of filing these Articles of Organization with the Florida Department of State and the Company's existence shall be perpetual. The primary purposes of the Company shall be Real State Investment and Development and any and all lawful business.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is Kerry Anne Schultz, Esquire, 2045 Fountain Professional Court, Suite A, Navarre, Florida 32566.

**ARTICLE V - CAPITAL CONTRIBUTIONS**

The cash and/or property contributed to the Company by its members and the members' obligations to make additional contributions to the Company shall be as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## **ARTICLE VI – MANAGER(S) OR MANAGING MEMBER(S)**

The name and address of each Manager or Managing Member is as follows:

Name and Address:

Sandy L. Mooney  
800 Spring Creek Blvd.  
Crestview, FL 32536

Title:

Managing Member

## **ARTICLE VII - ADMISSION OF ADDITIONAL MEMBERS**

Additional members may not be admitted except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members. Members' interests in the Company may not be transferred except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## **ARTICLE VIII – MEMBERS- RIGHTS TO CONTINUE BUSINESS**

Upon the death, retirement, resignation, expulsion, bankruptcy, withdrawal, or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members of the Company shall have the right to continue the business of the Company as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## **ARTICLE IX - MANAGEMENT**

The Company shall be member-managed in accordance with the Operating Agreement of the Company as adopted and agreed upon by the members.

## **ARTICLE X - AMENDMENT**

These Articles of Organization and the Operating Agreement of the Company may be amended from time to time as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

IN WITNESS WHEREOF, the undersigned hereby acknowledges and executes these Articles of Organization on behalf of and as an authorized representative of the members and of the Company.

  
KERRY ANNE SCHULTZ, Organizer

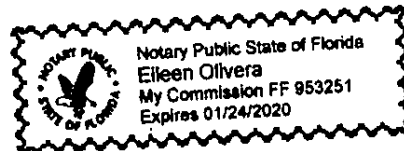
STATE OF FLORIDA  
COUNTY OF SANTA ROSA

Sworn to and subscribed before me this 24<sup>th</sup> day of August, 2016, by Kerry Anne Schultz, who (☒) is personally known to me or who (☐) has produced \_\_\_\_\_, as identification and who did not take an oath.

  
NOTARY PUBLIC

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**ACCEPTANCE OF DESIGNATION AS  
RESIDENT AGENT**

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2016 AUG 26 AM 7:35

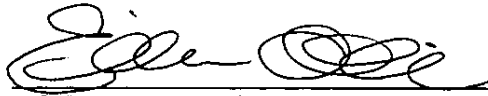
KERRY ANNE SCHULTZ, the designated resident agent of **VIRTUE INVESTMENT PROPERTIES, L.L.C.**, does hereby certify that her business address is 2045 Fountain Professional Court, Suite A, Navarre, Florida 32566, do hereby accept the designation and appointment as resident agent of **VIRTUE INVESTMENT PROPERTIES, L.L.C.**, a Florida Limited Liability Company, and am familiar with and accept the duties and obligations of registered agent.

DATED this 24<sup>th</sup> day of August, 2016.

  
\_\_\_\_\_  
KERRY ANNE SCHULTZ

**STATE OF FLORIDA  
COUNTY OF SANTA ROSA**

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2016, by **KERRY ANNE SCHULTZ** (✓) who is personally known to me or ( ) who has produced a driver's license as identification and has taken an oath.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

