

Division of Corporations

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**Florida Department of State
Division of Corporations
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**FLORIDA LIMITED LIABILITY CO.
O'Sullivan Properties, LLC**

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**ARTICLES OF ORGANIZATION
OF
O'SULLIVAN PROPERTIES, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be O'Sullivan Properties, LLC, ("Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company shall be:

3127 Kings Drive
Panama City, Florida 32405

ARTICLE III - PURPOSE

The purpose for which the Company is formed is to own real estate property for rental purposes, as well as to exercise all other rights and operate other businesses as authorized by Florida Law.

ARTICLE IV - DURATION

The Company shall commence its existence on the date these articles of organization are filed with the Secretary of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these Articles of Organization.

Edward A. Hutchinson, Jr.
Florida Bar #0602868
BURKE BLUE HUTCHISON WALTERS & SMITH, P.A.
P.O. Box 78
Panama City, Florida 32402
(850) 765-4444

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ARTICLE V - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the State of Florida is:

NAME: Michelle McCoy Ramle
ADDRESS: 3127 Kings Drive
Panama City, Florida 32405

ARTICLE VI - CAPITAL CONTRIBUTIONS

The member of the Company shall contribute to the capital of the company the cash or property set forth in the operating agreement.

ARTICLE VII - ADDITIONAL CAPITAL CONTRIBUTIONS

The member shall make additional capital contributions to the Company only upon the consent of the members.

ARTICLE VIII - ADMISSION OF NEW MEMBERS

No additional member shall be admitted to the Company except in accordance with the terms of the Operating Agreement of the Company.

ARTICLE IX - TERMINATION OF EXISTENCE

The company shall be dissolved on the death, bankruptcy, insanity, retirement, resignation or expulsion of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the company is continued by the consent of any remaining members in the Company, provided there is at least one remaining member.

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ARTICLE X - MANAGEMENT

The Company shall be manager managed. The Manager shall be exclusively appointed by the Member in accordance with regulations adopted by the Members for the management of the business and affairs of the Company as set forth in the Operating Agreement. These regulations may contain any 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 Manager of the Company is:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>
Michelle McCoy Ramie	3127 Kings Drive Panama City, FL 32405	Manager

The name and address of the sole member of the Company is:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>
Michelle McCoy Ramie	3127 Kings Drive Panama City, Florida 32405	Member

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these articles of organization at Panama City, Bay County, Florida, on this 27 day of December, 2016.


Michelle McCoy Ramie

NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE

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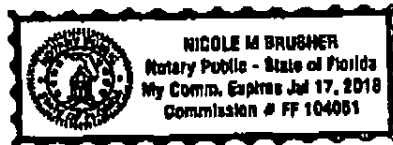
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this ___ day of December, 2016,
by Michelle McCoy Ramle, who: (notary must check applicable box).

- ☒ is personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

(SEAL)

Nicole Brusher
Notary Nicole Brusher
(Print Name)



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**EXHIBIT A TO ARTICLES OF ORGANIZATION
DESCRIPTION OF CAPITAL CONTRIBUTIONS**

<u>NAME</u>	<u>CONTRIBUTION</u>
Michelle McCoy Ramie	\$1,000

Additional capital to be contributed pursuant to the Operating Agreement of the Company.

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