

L1700011936

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

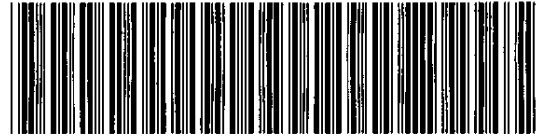
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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DEPARTMENT OF STATE
17 MAY 23 AM 8:16

FILED
2017 MAY 23 PM 12:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C. GOLDEN

MAY 23 2017

Incorporating Services, Ltd.

1540 Glenway Drive
Tallahassee, FL 32301
850.656.7956
Fax: 850.656.7953
www.Incserv.com
e-mail: info@incserv.com

incserv

ORDER FORM

TO: Florida Department of State
Division of Corporations, Clifton
Building
2661 Executive Center Circle
Tallahassee, FL 32301
corphelp@dos.myflorida.com
850-245-6051

FROM: Melissa Stops
mstops@incserv.com
850.656.7953

REQUEST DATE: 5/22/2017

PRIORITY: Routine

OUR REF. # (Order ID#): 578619

ORDER ENTITY:
PARTNERS HOTEL ST. AUGUSTINE, LLC

PLEASE PERFORM THE FOLLOWING SERVICES:
PARTNERS HOTEL ST. AUGUSTINE, LLC (FL)

New LLC filing

NOTES:
\$125.00 Authorized

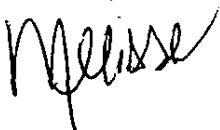
RETURN/FORWARDING INSTRUCTIONS:

ACCOUNT NUMBER: FCA000000031

Please bill the above referenced account for this order.

If you have any questions please contact me at 656-7956,

Sincerely,



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Please bill us for your services and be sure to include our reference number on the invoice and courier package if applicable. For UCC orders, please include the thru date on the results.

ARTICLES OF ORGANIZATION
OF
PARTNERS HOTEL ST. AUGUSTINE, LLC

FILED

2017 MAY 23 PM 12: 59

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned authorized representative does hereby certify that the person so identified herein has associated for the purpose of forming a limited liability company (the "Company") under the laws of the State of Florida.

ARTICLE I
NAME

The name of the Company shall be: **PARTNERS HOTEL ST. AUGUSTINE, LLC.**

ARTICLE II
ADDRESS AND PLACE OF BUSINESS

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

Principal Office

9637 NW Hwy 225A
Ocala, FL 34482

Mailing Address

9637 NW Hwy 225A
Ocala, FL 34482

ARTICLE III
EFFECTIVE DATE AND PERIOD OF DURATION

These Articles of Organization shall have an effective date as of the filing date of these Articles with the Florida Secretary of State. The period of duration of the Company shall be perpetual.

ARTICLE IV
GENERAL POWERS

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

Articles of Organization
PARTNERS HOTEL ST. AUGUSTINE, LLC

**ARTICLE V
MANAGEMENT**

All powers of the Company shall be exercised by or under the authority of a manager or managers. Except as otherwise provided in the operating agreement of the Company, if any ("Operating Agreement"), the business and affairs of the Company shall be managed by or under the direction of the manager. The members may appoint one or more managers and grant them authority as specifically provided by statute or by the Operating Agreement. The initial manager shall be **Francisco E. Perez**, whose address is **9637 NW Hwy 225A, Ocala, FL 34482** and **Victor Petermann**, whose address is **511 W. Bay Street, Suite 320, Tampa, FL 33606**.

**ARTICLE VI
OPERATING AGREEMENT**

The members of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "Operating Agreement"), 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 may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

**ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company's initial registered office in Florida is **511 W. Bay Street, Suite 320, Tampa, FL 33606** and the name of the initial registered agent is **Asgard Corporate Services, LLC**. The 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 Section 605.0113, Florida Statutes.

**ARTICLE X
ACKNOWLEDGMENT**

The member of the Company, through the undersigned authorized representative, does hereby certify that the foregoing constitutes the proposed Articles of Organization of **PARTNERS HOTEL ST. AUGUSTINE, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.

Articles of Organization
PARTNERS HOTEL ST. AUGUSTINE, LLC

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 22nd day of May, 2017.

/s/ Gregory M. Karch
Gregory M. Karch, Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **PARTNERS HOTEL ST. AUGUSTINE, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations set forth in Section 605.0113, Florida Statutes.

EXECUTED this 22nd day of May, 2017.

Asgard Corporate Services, LLC, a Florida
limited liability company

/s/ Kenneth C. Thomas, Jr.
Kenneth C. Thomas, Jr., as Manager

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2017 MAY 23 PM 12:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA