

6/20/2017

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## FLORIDA LIMITED LIABILITY CO.

## Parrish Land Investments I, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION  
OF  
PARRISH LAND INVESTMENTS I, LLC**

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**ARTICLE I  
Name**

The name of the limited liability company ("Company") is Parrish Land Investments I, LLC.

**ARTICLE II  
Address**

The initial mailing address of the Company's principal office is 35 Watergate Drive, #806, Sarasota, FL 34236. The initial street address of the Company's principal office is 35 Watergate Drive, #806, Sarasota, FL 34236.

**ARTICLE III  
General Purpose and Duration**

The general purpose of this Company is to engage in any and all business not prohibited by the Laws of the State of Florida.

This Company shall have all powers given limited liability companies under the Laws of the State of Florida. The period of duration of this Company is perpetual.

**ARTICLE IV  
Registered Agent and Office**

The name of the Company's initial registered agent in Florida is Adron H. Walker. The address of the Company's registered office in Florida is 3119 Manatee Avenue West, Bradenton, FL 34205.

**ARTICLE V  
Management**

A. The Company is to be managed by a Manager who will serve in accordance with the terms and conditions of the Company's Operating Agreement. The Manager is identified as follows:

Marshall Gobuty, whose address is 35 Watergate Drive, #806, Sarasota, FL 34236.

B. The Manager shall have the authority to exercise all powers of the Company and to do all things necessary to carry out its business and affairs described in Florida Statutes Section 605.0109, as from time to time amended, including, but not limited to, conduct the Company's business and the power to acquire, mortgage, encumber, sell, lease, convey, and transfer the Company's real and personal property, except:

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1. Without having first obtained the prior written consent of a majority in interest of the Members, the Manager shall not exercise the Manager's authority to cause or permit the Company to:

a. Sell, convey, mortgage, or encumber, or execute and deliver any deed or mortgage any Company real property, or any part or interest thereof, except (i) the Manager may sell and convey individual lots or condominium units in the normal course of business, or (ii) the Manager may sell the entire Property or any portion thereof, if an offer equaling or exceeding the price set forth in Article II, Section 7.a. of the Company's Operating Agreement is received to purchase the Property or any portion thereof, and either (i) or (ii) shall be allowed without the consent of any Member, or;

b. File a petition in bankruptcy, make a general assignment for the benefit of creditors, or apply for other such relief available under similar laws or regulations, or;

c. Cause this Company to enter into a joint venture or partnership with any other person or entity, or;

d. Invest in the debt or equity of any other entity, or;

e. Authorize this Company to be a party to any merger, consolidation, reclassification, reorganization or other similar transaction.

f. Amend these Articles or the Operating Agreement of the Company to:

i. Reduce the "LLC Interest" (as defined in the Company's Operating Agreement), "Member Status" (as defined in the Company's Operating Agreement), rights, privileges, or benefits or enlarge the duties and obligations of the Members, or;

ii. Enlarge the LLC Interest, Member Status (if applicable), rights, privileges, or benefits or reduce the duties and obligations of the Manager, or;

iii. Modify the duration of this Company, or;

iv. Affect the rights or restrictions regarding the assignability of Member Status or Transferable Interest, or;

v. Amend this Article V, or;

vi. Dissolve or terminate the existence of this Company, or;

vii. Do any act that is prohibited by, or fail to do any act that is required by, a resolution of the Members.

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If any Member shall not object in writing to the Manager's request for consent pursuant to this Article V within ten (10) business days of receipt of such request, such Member shall be deemed to have consented to the Manager's request.

C. A "majority in interest" of Managers or Members, without more, shall mean a simple majority, as determined by their "LLC Interest Percentages" (as defined in the Company's Operating Agreement) in the Company, of the Members of the Company.

#### **ARTICLE VI**

##### **Continuation of Business**

A majority in interest of the remaining Members of the Company have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event that terminates the continued membership of a Member in the Company.

#### **ARTICLE VII**

##### **Profits and Losses Allocation**

Profits and losses will be allocated to the Members in accordance with the Operating Agreement of the Company.

#### **ARTICLE VIII**

##### **Amendments**

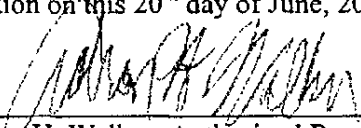
Subject to the restrictions set forth in Article V above, these Articles may be amended by filing Articles of Amendment with the Florida Department of State signed by a majority in interest of the Members and countersigned by the Manager.

#### **ARTICLE IX**

##### **Commencement**

Pursuant to the provisions of Chapter 605, Florida Statutes, this Company shall begin in existence on the 20<sup>th</sup> day of June, 2017, at 12:01 a.m.

IN WITNESS WHEREOF, the undersigned Members or an authorized representative of a Member has executed these Articles of Organization on this 20<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
Adron H. Walker, Authorized Representative of  
Lagoinvest Resort Partnership I, LLC, a Florida  
limited liability company, Member

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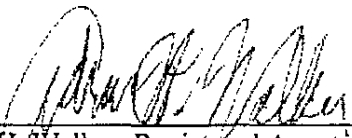
**CERTIFICATE OF DESIGNATED  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Florida Statutes Sections 605.0201 and 605.0113, the undersigned submits the following statement as the designated registered agent / registered office in the State of Florida for Parrish Land Investments I, LLC:

1. My name as registered agent and the address of my office, which shall serve as the registered office for the above-referenced limited liability company, are: Adron H. Walker, Esq. The address of the Company's registered office in Florida is Barnes Walker, 3119 Manatee Avenue West, Bradenton, Florida 34205.

2. Having been named as registered agent to accept service of process for the above-named limited liability company at the office designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity and to maintain its registered office. 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.

Dated: June 20, 2017.

  
\_\_\_\_\_  
Adron H. Walker, Registered Agent

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