

L17000167180

2017/08/14 14:58:43 3 / 1

Division of Corporations

Page 1 of 2

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H17000205639 3)))



H170002056393ABC0

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

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

From:

Account Name : AKERMAN LLP - ORLANDO
Account Number : 075656002425
Phone : (407) 423-4000
Fax Number : (407) 843-6610

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

Email Address: ppriesnell@gmail.com

FLORIDA LIMITED LIABILITY CO.
Boca Grande Realty Advisors, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

RECEIVED

17 AUG -4 PH 3:12

BUREAU OF COMMERCIAL
INFORMATION SERVICES

CR

Electronic Filing Menu

Corporate Filing Menu

Help

H17000205639 3

**ARTICLES OF ORGANIZATION
OF
BOCA GRANDE REALTY ADVISORS, LLC**

The undersigned hereby submits these Articles of Organization (these "*Articles of Organization*") for purposes of forming BOCA GRANDE REALTY ADVISORS, LLC, a Florida limited liability company, under the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes*.

ARTICLE I – NAME:

The name of the limited liability company formed pursuant to the filing of these Articles of Organization is Boca Grande Realty Advisors, LLC (the "*Company*").

ARTICLE II – ADDRESS:

The mailing address of the Company is P.O. Box 658, Boca Grande, FL 33921 and the street address of the principal office of the Company is 321 Park Avenue, Suite M-2, Boca Grande, FL 33921.

ARTICLE III – INITIAL REGISTERED AGENT AND OFFICE:

The initial registered agent for the Company shall be CT Corporation System, and the street address of the Company's initial registered office is 1200 South Pine Island Road, Plantation, FL 33324.

ARTICLE IV – ADOPTION OF OPERATING AGREEMENT:

The Company shall be governed by a written operating agreement adopted by its member(s) (as amended from time to time in accordance with its terms, the "*Operating Agreement*"). which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 605, *Florida Statutes*. Additional persons shall not be admitted to the Company as members except in compliance with the procedures set forth in the Operating Agreement.

ARTICLE V – DURATION:

The period of duration for the Company shall be perpetual unless dissolved in accordance with the terms of the Operating Agreement.

ARTICLE VI – MANAGEMENT:

The Company shall be manager-managed and the initial manager is Pearce G. Presnell at the address of 321 Park Avenue, Suite M-2, Boca Grande, FL 33921.

[Signature(s) on following page(s).]

H17000205639 3

N170002056393

The undersigned hereby submits these Articles of Organization for purposes of forming Boca Grande Realty Advisors, LLC, a Florida limited liability company, under the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes*.

DATED as of the 4th day of Aug., 2017.


 Pearce G. Presnell, Authorized Representative

Statement by Authorized Representative. In accordance with section 605.0203(1)(b), *Florida Statutes*, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, *Florida Statutes*.

**CERTIFICATE OF DESIGNATION OF
 REGISTERED AGENT/REGISTERED OFFICE**

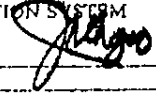
Pursuant to the provisions of Section 605.0113, *Florida Statutes*, Boca Grande Realty Advisors, LLC, a Florida limited liability company, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is Boca Grande Realty Advisors, LLC.
2. The name of the registered agent is CT Corporation System.
3. The street address of registered agent is 1200 South Pine Island Road, Plantation, FL 33324.

Having been named as registered agent and to accept service of process for the above-named limited liability company at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of the position as registered agent.

DATED as of the 4th day of August, 2017.

CT CORPORATION SYSTEM

By: 
 Name: _____
 Title: _____

Judith Argao
 Vice President
 and Assistant Secretary

N170002056393