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TALLAHASSEE, FLORIDA

D O'KEEFE

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***A. J. MUSIAL, JR., P.A.***  
***ATTORNEY AT LAW***

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1211 West Fletcher Avenue  
Tampa, Florida 33612-3363

(813) 265-4051  
Fax (813) 265-3110  
Email service: [ajmusial@yahoo.com](mailto:ajmusial@yahoo.com)

October 30, 2019

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

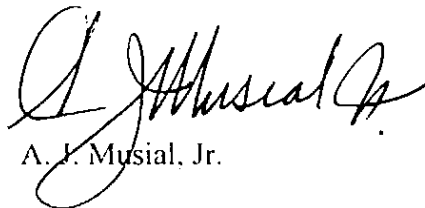
RE: MESSIER NEBRASKA, LLC

Dear Sir or Madam:

Enclosed herewith, please find the Articles of Organization for the above-referenced limited liability company along with my firm's check in the amount of \$155.00 which includes \$100 filing fee, \$25 for the registered agent designation fee and \$30 for a certified copy of the Articles. Also, enclosed is a stamped envelope for return of the certified Articles.

Thank you for your assistance in this matter. I shall await your response.

Very truly yours,



A. J. Musial, Jr.

AJM/ct  
Enclosures  
corp.messier nebraska llc secy of state letter 10-30-19

## **ARTICLES OF ORGANIZATION OF MESSIER NEBRASKA LLC**

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

### **ARTICLE I NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **Messier Nebraska LLC** and its principal place of office shall be located at 10806 N. Oakleaf Avenue, Tampa, Florida 33612, but it shall have the power and authority to establish branch offices at any other place or places as the members may hereinafter designate.

### **ARTICLE II PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in the acquisition, development and management of real property.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity,

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THE NINTH JUDICIAL CIRCUIT  
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partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department and to perform and carry out, assign, cancel, or rescind any such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### **ARTICLE III EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

### **ARTICLE IV MANAGEMENT**

This limited liability company shall be managed by three (3) managers. The names and addresses of the persons who shall serve until the first annual meeting of members or until a successor is elected and qualified, is as follows:

Charles G. Messier  
10806 N. Oakleaf Avenue  
Tampa, Florida 33612

Paula L. Messier  
10806 N. Oakleaf Avenue  
Tampa, Florida 33612

Kristin A. Burkman  
9402 N. Rome Circle  
Tampa, Florida 33612

Kristin A. Burkman is hereby designated as the Authorized Representative for the purpose of filing annual reports. Her email address is kburkman03@gmail.com

### **ARTICLE V MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

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 limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

## **ARTICLE VI CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of \$250.00 cash shall be paid to the limited liability company by each member. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

## **ARTICLE VII PROFIT AND LOSSES**

(a) *Profit Sharing.* The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members each year on such date as is determined by the members.

(b) *Losses.* All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

## **ARTICLE VIII DURATION**

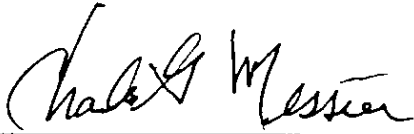
This limited liability company shall exist in perpetuity, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE IX  
NAME AND ADDRESS OF REGISTERED AGENT**

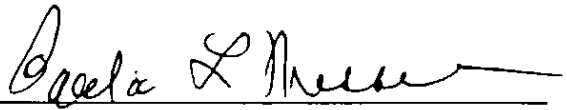
The address of the registered agent is 1211 West Fletcher Avenue, Tampa, Florida 33612-3363, County of Hillsborough, State of Florida, and the name of the company's initial registered agent at that address is A. J. Musial, Jr., Esquire.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of **Messier Nebraska LLC**

Executed by the undersigned on 10/30, 2019.



Charles G. Messier



Paula L. Messier

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**STATEMENT ACCEPTING  
APPOINTMENT AS REGISTERED AGENT**

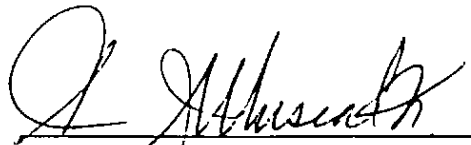
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Pursuant to the provisions of Section 605.0113 of Florida Statutes, the undersigned hereby below submits his acceptance as registered agent for the following named limited liability company:

1. The name of the limited liability company is **Messier Nebraska LLC**
2. The name of the registered agent for **Messier Nebraska LLC** is **A. J. MUSIAL, JR., ESQUIRE**, and the street address is 1211 West Fletcher Avenue, Tampa, FL 33612-3363.

This statement is to acknowledge that, as indicated above, **Messier Nebraska LLC** has appointed me, **A. J. MUSIAL, JR., ESQUIRE**, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered agent and agree to act in this capacity. 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: 10/30, 2019.

  
\_\_\_\_\_  
**A. J. MUSIAL, JR.**  
Registered Agent

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