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(Requestor's Name)

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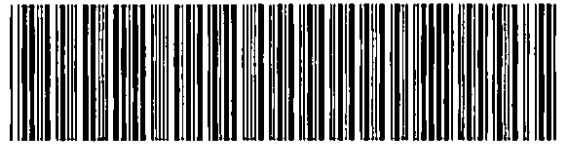
(Business Entity Name)

(Document Number)

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2020 OCT -1 AM 7:00  
TALLAHASSEE, FL 32309

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W20000104652

DT



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 14, 2020

MILNE & BUCKINGHAM, P.L.  
1912 HAMILTON STREET, #203  
JACKSONVILLE, FL 32210

SUBJECT: DORM 12 PROPERTIES, LLC  
Ref. Number: W20000104652

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We have received your document for DORM 12 PROPERTIES, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Derrick Thompson  
Regulatory Specialist II

Letter Number: 020A00017443

*New filings  
850, 245, 6052*

*9/28/20*

*Tyron, Scott*

*@DOS. Florida, Myflorida,  
com*

**MILNE & BUCKINGHAM**

Law Firm

Ronald T. Buckingham  
1935-2018

1912 Hamilton Street  
Suite 203  
Jacksonville, FL 32210  
(P) 904-387-5400  
(F) 904-384-8215

Douglas J. Milne

Fla. Sup. Ct. Certified  
Circuit Civil Mediator  
doug@milnecorpjax.com

September 29, 2020

Tyrone Scott  
Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314  
[tyrone.scott@DOS.myflorida.com](mailto:tyrone.scott@DOS.myflorida.com)

EMAIL AND USMAIL

Re: Dorm 12 Properties, LLC  
Ref No.: W20000104652

Dear Mr. Scott:

Thank you for talking to me on the phone yesterday. I was trying to reach Derrick Thompson, in response to his September 14, 2020 letter to me, a copy of which is attached. It is Letter No. 020A00017443.

As you can see, the September 14 letter said the filing was being returned because the "registered agent must sign accepting the designation".

Also enclosed is a copy of the original articles of organization sent to DOS on August 18, 2020. Note ARTICLE III – REGISTERED AGENT, OFFICE AND AGENT'S SIGNATURE". The name and street address of the registered agent of the company in Florida, and the registered agent at that address is Douglas J. Milne (me).

"Having been named as registered agent to accept service of process...I hereby accept the appointment as registered agent and agree to act in this capacity".

Thereafter, I signed the articles as required.

The statement in the September 14 letter is "the registered agent must sign accepting the designation". While it is clear that was done, I have written to the right of

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the designation in Article III the following: "The registered agent accepts this designation". I have signed it right under that line.

I have also signed again on the second page, reciting: "By signing hereafter, I accept the designation as registered agent, as set forth in Article III".

Hopefully, this will bring resolution to the matter.

The filing was submitted on August 18, 2020. The \$125 was accepted and deposited at about that time. It was not until September 14 that we received any form of response, even after writing, and several phone calls.

We understand corona has made things very difficult for all concerned.

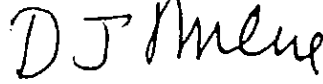
Please call and let me know what further needs to be done to get this company properly filed.

Thank you very much.

I'm also sending a copy of this letter and all its enclosures to Derrick Thompson, writer of the September 14 letter.

Thank you both of you.

Very truly yours,



Douglas J. Milne

cc: Derrick Thompson  
Regulatory Specialist II  
Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314  
[derrick.thompson@DOS.myflorida.com](mailto:derrick.thompson@DOS.myflorida.com)

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ARTICLES OF ORGANIZATION  
OF  
DORM 12 PROPERTIES, LLC

The undersigned is acting as authorized representative of a person who will become a member immediately upon these Articles of Organization becoming effective. For purposes of forming a limited liability company under the Florida Limited Liability Act, F.S. 605, he hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company ("company") shall be Dorm 12 Properties, LLC, a Florida limited liability company.

ARTICLE II - ADDRESS

The mailing address of the company is 1912 Hamilton Street #203, Jacksonville, FL 32210. The street address of the principle office of the company is the same.

ARTICLE III - REGISTERED AGENT, OFFICE AND AGENT'S SIGNATURE

The name and street address of the registered office of the company in Florida, and the registered agent at that address is:

Douglas J. Milne  
Milne and Buckingham, PA  
1912 Hamilton Street, No. 203  
Jacksonville, FL 32210  
(O) 904.387.5400  
[doug@milnecorpjax.com](mailto:doug@milnecorpjax.com)

THE REGISTERED AGENT ACCERTS  
THIS DESIGNATION  
D J Milne  
DOUGLAS J. MILNE

Having been named as registered agent to accept service of process for the above-stated limited liability company at the place designated in this certificate by signing below, I hereby accept the 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. I am familiar with and accept obligations of my position as registered agent as provided in F.S. Chapter 605.

ARTICLE IV - MANAGEMENT

The company is to be managed by one or more managers: manager managed.

The initial managers are Brian Gann and Jason Dodge.

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## ARTICLE V – PURPOSE

The company may engage in any lawful activity including, but not limited to, the acquisition, ownership and management of real estate properties, and any other permitted and lawful business activity.

## ARTICLE VI – EFFECTIVE DATE

The effective date of the company shall be simultaneous with the filing of these Articles of Organization.

IN WITNESS WHEREOF, the undersigned, who is an authorized representative of a person who will become a member of the company immediately upon these Articles of Organization becoming effective, has made and subscribed these Articles of Organization at Jacksonville, Florida, on August 18, 2020.

This document is executed in accordance with § 605.0203(1)(b) Florida Statutes. 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 § 817.155 Florida Statutes under penalties of perjury. I certify and verify that the contents herein are true.

BY SIGNING HEREFTER →  
I ACCEPT THE DES-  
IGNATION AS  
REGISTERED AGENT.

DJ Milne

Douglas J. Milne

DJ Milne  
DOUGLAS J. MILNE

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