

L21 000 161561

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100361090891

03/10/21--01009--009 \*\*125.00

2021 MAR 10 PM 2:11

# STEPHEN H. ARTMAN, P.A.

*Attorneys at Law*

*Stephen H. Artman, Esq.  
Stephen H. Bates, Esq.*

925 South Florida Avenue  
Lakeland, FL 33803-1149  
(863) 688-5252  
(863) 688-5055 FAX  
[www.artmanlawoffice.com](http://www.artmanlawoffice.com)

March 2, 2021

Division of Corporations  
Bureau of Corporate Records  
Corporate/LLC Filings  
Post Office Box 6327  
Tallahassee, FL 32314

**RE: MACLAN PROPERTIES, L.L.C.**

Dear Sir or Madam:

Enclosed please find the original and one copy of the Articles of Organization for the above-referenced LLC. Also enclosed please find our firm's check in the amount of One Hundred Twenty Five and No/100 Dollars (\$125.00).

Please file the Articles of Organization and return a copy in the self-addressed envelope.

Thank you for your kind attention to this matter.

Sincerely,



STEPHEN H. ARTMAN

SHA/klj  
Enclosures

2021 MAR 10 PM 2:11  
CLERK

**ARTICLES OF ORGANIZATION  
FOR  
MACLAN PROPERTIES, L.L.C.**

The undersigned hereby forms a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, and adopt as the Articles of Organization of such limited liability company the following:

I. The name of the limited liability company:

**MACLAN PROPERTIES, L.L.C.**

II. The period of the company duration:

The Company shall have perpetual existence.

III. The purpose for which the limited liability company is organized:

The Company is organized to engage in and to do any lawful act concerning any and all lawful business, other than banking or insurance, for which a limited liability company may be organized.

IV. A. The physical address of the principal office for this corporate entity is:

1808 South Combee Road  
Lakeland, FL 33801

B. The mailing address of the principal office for this corporate entity is:

Post Office Box 1906  
Eaton Park, FL 33840

B. The name and mailing and street address of the Registered Agent for this corporate entity in Florida is:

NAME: Stephen H. Artman, Esquire  
ADDRESS: 925 South Florida Avenue  
Lakeland, FL 33803

V. The total amount of cash and a description and agreed value of property other than cash contributed:

One Hundred and No/100 Dollars (\$100.00).

- VI. The total additional contributions, if any, agreed to be made by all members, and the times at which or event upon the happening of which, they shall be made:

Additional contributions shall be made at such times and in such amounts as may be agreed by the Company and/or the members as provided in the Operating Agreement for the Company.

- VII. The right, if given, of the members to admit additional members, and the terms and conditions of the admission:

Additional members may be admitted at such times and on such terms and conditions as all members may unanimously agree and as provided in these Articles of Organization and the Operating Agreement for the Company.

- VIII. The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or occurrence of any other event which terminates the continued membership of a member in the limited liability company:

The remaining members of the Company may continue the business upon the termination of membership of a member in the Company upon majority agreement and as provided in the Operating Agreement for the Company.

- IX. Management:

The business of this Company shall be Manager Managed. Business activities and functions shall be conducted under the exclusive management of its Manager who shall have exclusive authority to act for the Company in all matters. The names and addresses of the initial Manager for this Company is:

NAME:	Phillip M. Lane
ADDRESS:	1808 South Combee Road Lakeland, FL 33801

- X. Annual Meetings:

All regularly scheduled annual meetings may be held only following a twenty (20) day notice of meeting providing the date, time, place and purpose of the meeting, unless waived by all members.

- XI. Special Meetings:

All special meetings of the Managers must be preceded by at least a seven (7) day notice of the date, time, place and purpose of the special meeting, unless waived by all members.

2021 MAR 10 PM 2:11  
J. H. C. 11

**XII.           Amendments to Articles:**

Managers may adopt amendments to the Company Articles of Organization or to the Operating Agreement without member consent as necessary; however the unanimous consent of all Managers is required to amend either of those documents.

**XIII.           Dissolution of Company:**

A proposal by management to dissolve the Company must be voted on by the members.

**XIV.           Managers' Compensation:**

Managers will not receive compensation; however, they shall be reimbursed for all reasonable expenses advanced on behalf of the Company.

**XV.           Other provisions for the regulation of the internal affairs of the limited liability company:**

- (1) The Company shall indemnify an individual made a party to a proceeding because he/she is or was a member, manager, officer, employee or agent of the Company against liability incurred in the proceeding if:
  - (a) They conducted themselves in good faith; and
  - (b) They reasonably believed that their conduct was in or at least not opposed to the Company's best interest; and
  - (c) In the case of any criminal proceeding they had no reasonable cause to believe his/her conduct was unlawful.
- (2) The Company shall pay for or reimburse the reasonable expenses incurred by a member, manager, officer, employee or agent of the Company who is a party to a proceeding in advance of final disposition of the proceeding if:
  - (a) the individual furnishes the Company a written affirmation of his good faith belief that they have met the standard of conduct described herein;
  - (b) the individual furnishes the Company a written undertaking executed personally or on his/her behalf to repay the advance if it is ultimately determined that they did not meet the standard of conduct; and
  - (c) a determination is made that the facts then known to those making the determination would not preclude indemnification under the law.
- (3) The indemnification and advance of expenses authorized herein shall not be exclusive to any other right to which any member, manager, officer, employee or agent may be entitled under any By-law, regulation,

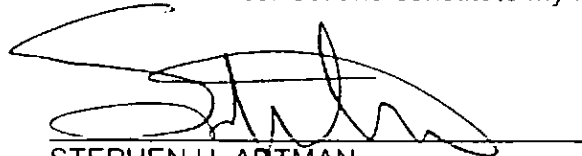
agreement, vote of members or disinterested managers or otherwise. The Articles of Organization shall not be interpreted to limit in any manner the indemnification or right to advancement for expenses of an individual who would otherwise be entitled thereto.

These Articles of Organization shall be interpreted as mandating indemnification and advancement of expenses to the extent permitted by law.

- (4) The principal place of business of the Company shall be in Florida or at such other place as the members from time to time may agree.

Dated this 2<sup>nd</sup> day of March, 2021.

I, Stephen H. Artman, being first duly sworn, on oath, depose and say: That I am the incorporator for **MACLAN PROPERTIES, L.L.C.**; that I have read the contents of the foregoing Articles of Organization of said limited liability company, know the contents thereof; and the statements contained in such Articles of Organization are true and correct and constitute my free and voluntary act.



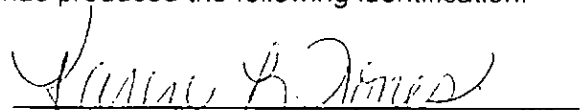
STEPHEN H. ARTMAN

STATE OF FLORIDA  
COUNTY OF POLK

The forgoing instrument was sworn to, subscribed and acknowledged to me via ☒ physical presence or ☐ online notarization before me this 2<sup>nd</sup> day of March, 2021, by Stephen H. Artman, who is personally known to me, or who has produced the following identification.



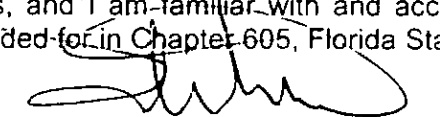
KAREN L. JONES  
Commission # RH 023490  
Expires August 9, 2024  
Bonded Thru Budget Notary Services



Karen L. Jones  
Notary Public, State of Florida

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent for **MACLAN PROPERTIES, LLC**, 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 as provided for in Chapter 605, Florida Statutes.



Stephen H. Artman

2021 MAR 10 PM 2:11  
NOTARY PUBLIC  
KAREN L. JONES