

L22000122581

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

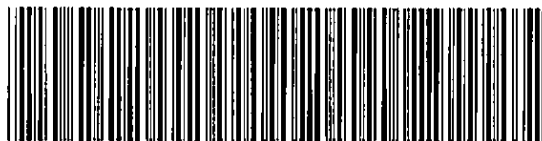
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



500383822355

03/24/22--01012--003 \*\*1625.00

RECEIVED

2022 MAR 24 AM 10:36

ALLAHASSEE FILE

FILED

2022 MAR 24 PM 4:08

3

ALLAHASSEE FILE

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Revere-Webster Properties, LLC

Signature \_\_\_\_\_

Requested by:

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

\_\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
\_\_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_  
\_\_\_\_\_ UCC 11 Search \_\_\_\_\_  
\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_\_ Courier \_\_\_\_\_

**ARTICLES OF ORGANIZATION**  
**OF**  
**REVERE-WEBSTER PROPERTIES, LLC**

The undersigned authorized representative hereby forms a limited liability company under the laws of the State of Florida:

**ARTICLE I**

**COMPANY NAME**

The name of this company is:

**REVERE-WEBSTER PROPERTIES, LLC**

**ARTICLE II**

**COMMENCEMENT**

The existence of the Company shall commence on the 23rd day of March, 2022 the date of signing hereof, provided that same shall be filed with the Florida Secretary of State within the time authorized by Statute.

**ARTICLE III**

**MAILING ADDRESS AND STREET ADDRESS OF THE COMPANY**

The mailing address and the street address of the principal office of the limited liability company is 251 Southern Boulevard, West Palm Beach, FL 33405.

**ARTICLE IV**

**REGISTERED AGENT AND REGISTERED AGENT'S ADDRESS**

The Registered Agent and the street address of the Registered Agent of this Company in the State of Florida shall be:

FILED  
2022 MAR 24 PM 4:08  
CLERK OF THE COURT  
JUDICIAL CIRCUIT IN AND FOR  
THE NINTH JUDICIAL CIRCUIT  
PALM BEACH COUNTY, FLORIDA

Jodie D. Kenney  
251 Southern Boulevard  
West Palm Beach, FL 33405

#### ARTICLE V

##### INITIAL MANAGERS

The Initial Managers of the Company shall be:

Donill J. Kenney, Jr.  
251 Southern Boulevard  
West Palm Beach, FL 33405

Jodie D. Kenney  
251 Southern Boulevard  
West Palm Beach, FL 33405

The Initial Managers shall be responsible for the management of the Company, and shall have the full right, power and authority to manage, direct and control all of the business and affairs of the company and to transact business on its behalf, including the authority to execute any instrument transferring, encumbering or in any way involving real property related to the Company.

Notwithstanding the foregoing, the Initial Managers shall have the absolute authority to subcontract any management functions of the Company in their sole and absolute discretion.

#### ARTICLE VI

##### DISSOLUTION

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member shall not dissolve the Company as long as there remains in existence one (1) member. The Company shall dissolve only as provided in the Operating Agreement of the Company or pursuant to Florida Statute §605.

## ARTICLE VII

### RIGHTS, LIABILITIES AND OBLIGATIONS OF MEMBERS

7.1 Liability of Members: No Member shall be personally liable for the expenses, liabilities, debts or obligations of the Company, unless otherwise provided pursuant to Florida Statute §605.

7.2 Return of Capital: No Member shall have the right to demand the return of his/her/its contribution to capital except as provided in the Company's Operating Agreement then in existence.

7.3 Non-Assignability of Membership Interest:


a) No Member may assign his/her Company interest in whole or in part without the express written consent of 100% of the Company's members, including the member attempting to assign his/her interest.

b) The assignee of a member's interest shall have no right to participate in the management of the business and affairs of the Company:

- i) without the express written consent of 100% of the members of the limited liability company including the member assigning the limited liability interest, and
- ii) as provided in the Operating Agreement, and
- iii) in compliance with any procedure provided for in the Operating Agreement.

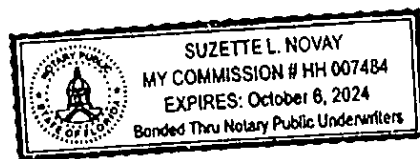
c) No interest of any member shall be subject to forced assignment by any court of law.

FILED  
2022 MAR 24 PM 4:08  
CLERK OF DISTRICT COURT  
12

  
Garry M. Glickman, Authorized Representative

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23<sup>rd</sup> day of March, 2022 by Gary M. Glickman, as Authorized Representative of the aforesaid Limited Liability Company, who is ☒ personally known to me or who has ☐ produced N/A as identification and who did/did not take an oath.

SIGN Suzette L Novak  
PRINT SUZETTE L NOVAK  
MY COMMISSION EXPIRES:

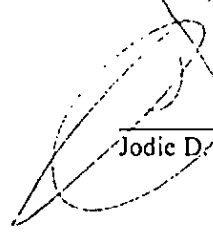


**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Revere-Webster Properties, LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida with its principal office as indicated in the Articles of Organization, has named Jodie Kenney having an address at 251 Southern Boulevard, West Palm Beach, FL 33405 as its agent to accept Service of Process within this State.

**ACKNOWLEDGMENT**

Having been named to accept Service of Process for the above named Limited Liability Company, at the place designated in this Certificate, I hereby agree to act in this capacity, accept the appointment, and agree to comply with the provisions of the Florida Statutes relative to keeping open said office.

  
\_\_\_\_\_  
Jodie D. Kenney

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of March, 2022 by Jodie D. Kenney who is ☐ personally known to me or who has ☐ produced A21A as identification and who did/did not take an oath.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

Name: SUZETTE L. NOVAY  
(Type, stamp or print)



2022 MAR 24 PM 4:08

FILED