

L22000163035

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

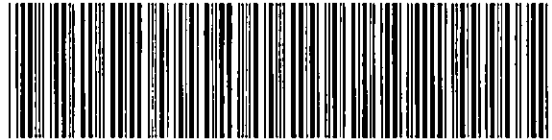
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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2022 APR 18 PM 3:00 2022 APR 18 PM 12:15

CLERK OF SUPREME COURT
TALLAHASSEE, FLORIDA
TALLAHASSEE, FL

CAPITAL CONNECTION, INC.

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

WESTGATE AVE PROPERTY, 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
WESTGATE AVE PROPERTY, LLC**

FILED
2022 APR 18 PM 12:16
SECRETARY OF STATE
TALLAHASSEE, FL

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:

WESTGATE AVE PROPERTY, LLC

ARTICLE II
COMMENCEMENT

The existence of the Company shall commence on 18th day of April, 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:

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.


Garry M. Glickman, Authorized Representative

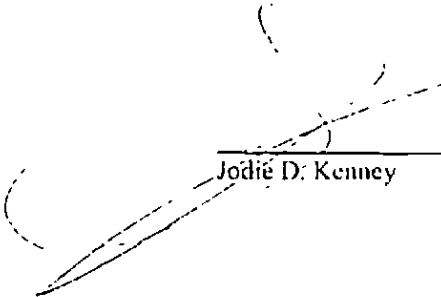
 SUZETTE L. NOVAY
MY COMMISSION # HH 007484
EXPIRES: October 6, 2024
Bonded Thru Notary Public Underwriters

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

Westgate Ave Property, 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.

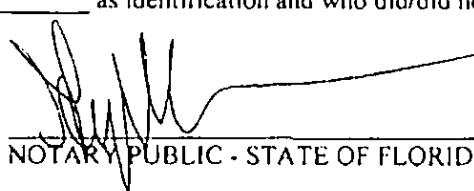
ACKNOWLEDGMENT

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 12 day of April, 2022 by Jodie D. Kenney who is ~~or~~ personally known to me or who has ☐ produced _____ as identification and who did/did not take an oath.



NOTARY PUBLIC - STATE OF FLORIDA

Name: _____
(Type, stamp or print)



SEAL OF THE
TALLAHASSEE, FL

2022 APR 18 PM 12:16

FILED