

L230 00440254

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

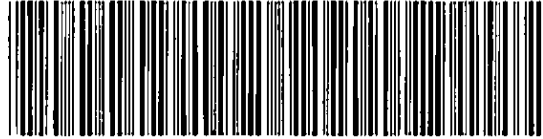
(Document Number)

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Certificates of Status \_\_\_\_\_

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Office Use Only



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2023 SEP 25 AM 10:27  
TALLAHASSEE, FLORIDA

2023

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COVER LETTER

TO: New Filing Section  
Division of Corporations

SUBJECT: NIC'S REAL ESTATE DEVELOPMENT MANAGEMENT LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

NICOLE/AS KUHNIUS  
Name of Person

NIC'S REAL ESTATE DEVELOPMENT MANAGEMENT  
Firm/Company

2910 KERRY FOREST DRIVE NW-381  
Address

TALLAHASSEE FLORIDA 32309  
City/State and Zip Code

NICOLE.KUHNIUS@NIC.COM  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

NICOLE KUHNIUS at ( 850 ) 578-6676  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> \$125.00 Filing Fee | <input type="checkbox"/> \$130.00 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee &<br>Certified Copy<br>(additional copy is enclosed) | <input type="checkbox"/> \$160.00 Filing Fee,<br>Certificate of Status &<br>Certified Copy<br>(additional copy is enclosed) |
|--|---|---|---|

Mailing Address

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address

New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

NIL'S Real Estate Development & Management LLC

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

2910 KERRY FOREST PKWY  
DN - 391  
TALLAHASSEE - FL 32304

Mailing Address:

2910 KERRY FOREST PKWY  
DN - 391  
TALL - FL 32304

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

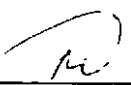
The name and the Florida street address of the registered agent are:

NILTHIAS CAMPBELL RATHMAN  
Name

2910 KERRY FOREST PKWY  
Florida street address (P.O. Box **NOT** acceptable)

DN - 391 TALLAHASSEE FLORIDA 32304  
City State Zip

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 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, F.S..

  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

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**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

MGR

**Name and Address:**

NICHOLAS CAMPBELL FAMILY

2910 RORY FOREST TRAY

DA 351

TRAIL BLAZER 7100 1111 73309

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: SEPTEMBER 15<sup>th</sup> 2023 (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REAL ESTATE VENTURES, Management,  
Leasing, Sales, Development

**REQUIRED SIGNATURE:**

[Signature]

Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 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 s.817.155, F.S.

NICHOLAS CAMPBELL

Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

2023

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