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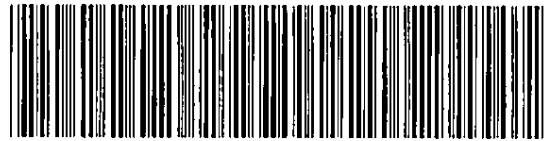
(Business Entity Name)

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DIVISION OF CORPORATIONS  
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**COVER LETTER**

**TO: New Filing Section  
Division of Corporations**

**SUBJECT:** 279 SISCO ROAD, 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:

Chris Cathcart

Name of Person

Cathcart Law Group, P.A.

Firm/Company

225 S. Westmonte Drive, Suite 1160

Address

225 S. Westmonte Drive, Suite 1160, Altamonte Springs, FL 32714

City/State and Zip Code

joann@lawccc.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Joann Duncan at ( 407 ) 616-7001

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &  
Certificate of Status

☐ \$155.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$160.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(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 OF 279 SISCO ROAD, LLC**

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

### **ARTICLE I. NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **279 SISCO ROAD, L.L.C.**, and its principal office shall be located at 2550 Anaconda Trail, Maitland, County of Orange, State of Florida 32751, but it shall have the power and authority to establish offices at any other place or places as the members may designate.

### **ARTICLE II. PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise

in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### **ARTICLE III. EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

### **ARTICLE IV. MANAGEMENT**

Management of this limited liability company is reserved to its members, whose names and addresses are as follows: Gardner P. Macleod, 4302 Demedici Ave., Jacksonville, FL 32210, and Merrill Macleod Stanton, 2550 Anaconda Trail, Maitland, Florida 32751.

### **ARTICLE V. MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members only by unanimous consent. A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of all members. Members have entered into an Operating Agreement that contains further restrictions on the Members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to buy out the

interest of the Member and continue the business on unanimous consent of the remaining members.

## ARTICLE VI. CAPITAL CONTRIBUTIONS

Capital contributions shall be paid to the limited liability company by the members in equal shares. Additional contributions will be made as set forth in the Operating Agreement. Unless otherwise agreed, Members will make additional contributions in equal shares.

## ARTICLE VII. DURATION

This limited liability company shall exist for a period of twenty-five (25) years unless sooner dissolved in a manner provided by law, or as provided in the Operating Agreement.

## ARTICLE VIII. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The name and address of the initial registered office of the limited liability company is Merrill MacLeod Stanton, 2550 Anaconda Trail, Maitland, Florida 32751.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of **279 SISCO ROAD, LLC**.

Executed by the undersigned at Maitland, Florida on this 30<sup>th</sup> day of September, 2024.

  
Merrill MacLeod Stanton

  
Gardner P. Macleod

## CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/ REGISTERED OFFICE

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the limited liability company is: 279 SISCO ROAD, LLC.
2. The name and the Florida street address of the registered agent and office are:

Merrill MacLeod Stanton  
2550 Anaconda Trail  
Maitland, FL 32751

  
Merrill MacLeod Stanton

  
Gardner P. Macleod

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.

Dated this 30<sup>th</sup> day of September, 2024

  
MERRILL MACLEOD STANTON

# CATHCART LAW GROUP

PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW

CHRISTOPHER C. CATHCART\*

[chris@lawccc.com](mailto:chris@lawccc.com)

\*BOARD CERTIFIED IN REAL ESTATE

HEIDI HEBDEN \*\*

[heidi@lawccc.com](mailto:heidi@lawccc.com)

\*\*licensed in Colorado, Florida & Wisconsin

225 S. WESTMONTE DRIVE, SUITE 1160  
ALTAMONTE SPRINGS, FLORIDA 32714

Telephone (407) 629-2484  
FACSIMILE (407) 629-4429  
[cathcartrealestatelawyers.com](http://cathcartrealestatelawyers.com)

October 16, 2024

VIA FEDEX

Division of Corporations  
Attn: New Filing Section Division  
2415 N. Monroe St., Suite 810  
Tallahassee, FL 32303

Re: 279 SISCO ROAD, LLC  
File No.: 4895.001

To Whom It May Concern:

Enclosed please find our cover letter and Articles of Organization of 279 SISCO ROAD, LLC together with our check in the amount of \$125.00. Also enclosed find a self-addressed, stamped envelope for you return a stamped copy to us.

If I can provide you with any additional information, or should you have any questions regarding the foregoing, then please do not hesitate to contact me.

Very truly yours,



Christopher C. Cathcart

CCC/lc

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