

L98000001571

Requestor's Name: Deborah [unclear]

Address: 2414 E Plaza Drive

City/State/Zip: Tallah. FL 32310

Phone #: 671-1111

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. 3300 Building Owners, LLC
(Corporation Name) (Document #)
2. _____ (Corporation Name) (Document #) **000002623620-8**
-08/24/98-01129-006
***337.50 ***337.50
3. _____ (Corporation Name) (Document #)
4. _____ (Corporation Name) (Document #)

- ☒ Walk in ☐ Pick up time _____ ☒ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26

RECEIVED
98 AUG 24 PM 2:45
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Call when Ready

BR 8/24/98

ARTICLES OF ORGANIZATION
OF
3300 BUILDING OWNERS, LLC

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes (the "Florida Limited Liability Company Act"), for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

1. **NAME.**

The name of the Limited Liability Company is 3300 BUILDING OWNERS, LLC (hereinafter referred to as the "Company").

1. **PERIOD OF DURATION.**

The period of duration of the Company shall be from the date of filing of its Articles of Organization until the first to occur of the following:

- (i) The date that is seventy-five (75) years from the date of filing of the Articles of Organization with the Department of State, State of Florida; or
- (ii) Dissolution of the Company pursuant to the provisions of the Florida Limited Liability Act; or
- (iii) By the mutual written agreement of a majority in capital interest of the Members.

2. **PURPOSE.**

The purpose for which the Company is organized is to engage in any and all businesses and activities permitted by the laws of the State of Florida. The Company shall have

all of the powers vested in a limited liability company organized and existing by virtue of state laws.

3. **ADDRESS OF PLACE OF BUSINESS.**

The mailing address and the street address of the place of business for the Company is 1435 East Piedmont Drive, Suite 201, Tallahassee, Florida 32312. Such address may be changed from time to time as provided in the Operating Agreement.

4. **REGISTERED AGENT.**

The initial registered agent in Florida for the Company is Robert S. Cohen, and the initial registered office is located at 1435 East Piedmont Drive, Suite 201, Tallahassee, Florida 32312.

5. **INITIAL CAPITAL CONTRIBUTIONS.**

The total amount of cash and a description of the agreed value of property other than cash contributed to the Company is as follows: Two Thousand One Hundred Sixty-Five and No/100 Dollars (\$2,165.00) in cash and Zero Dollars (\$0.00) in value of other property is being contributed to the Company.

6. **ADDITIONAL CONTRIBUTIONS.**

The total additional contributions, if any, agreed to be made by all members and the times at which, or the events of happening of which, that shall be made, are as follows: No total additional contributions have been agreed to as of the date of filing of these Articles of Organization. Additional contributions, if any, will be made upon unanimous written agreement of the Members, or as otherwise provided in the Operating Agreement.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
983 AUG 24 AM 9:26

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26

7. **ADDITIONAL MEMBERS.**

The Company shall have at least one (1) Member, and may admit additional members upon the prior unanimous written agreement of the then existing Members, or as otherwise provided in the Operating Agreement.

8. **CONTINUITY OF BUSINESS.**

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company, the business of the Company shall be continued and the Company shall not be dissolved without the prior written consent of all the remaining Members of the Company.

9. **MANAGEMENT.**

The Members may elect a manager in the manner provided in any written operating agreement among all of the Members. Any such Manager shall have the powers and authority expressly granted under the operating agreement. The Initial Managing Member is:

Robert S. Cohen, MGR
1435 East Piedmont Drive
Suite 201
Tallahassee, Florida 32312

10. **INDEMNIFICATION.**

Except as expressly provided otherwise in the Operating Agreement, the Company shall indemnify any Member or former Member to the full extent permitted under the Florida Limited Liability Company Act.

Executed at Tallahassee, Florida, in the 21st day of August, 1998.

3300 BUILDING OWNERS, LLC,
a Florida limited liability company

BY: 

ROBERT S. COHEN

BY: 

RONALD R. RICHMOND

BY: 

RALPH H. HABEN, JR.

BY: 

CHARLES L. COOPER, JR.

BY: 

NANCY BLACK STEWART

BY: 

D. ANDREW BYRNE

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of August, 1998, by Robert S. Cohen, 3300 Building Owners, LLC, who is personally known to me or who has taken an oath.


NOTARY PUBLIC STATE OF FLORIDA

PRINT, TYPE OR STAMP NAME OF
NOTARY PUBLIC



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of August, 1998, by RONALD R. RICHMOND, who is personally known to me or who has taken an oath.

Mary Angela Yohner
NOTARY PUBLIC - STATE OF FLORIDA

PRINT, TYPE OR STAMP NAME OF
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of August, 1998, by RALPH H. HABEN, JR., who is personally known to me or who has taken an oath.

Mary Angela Yohner
NOTARY PUBLIC - STATE OF FLORIDA

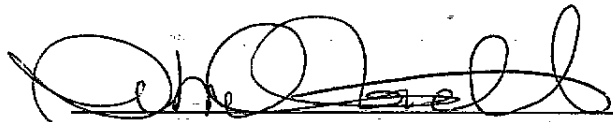
PRINT, TYPE OR STAMP NAME OF
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 21st day of August, 1998, by CHARLES L. COOPER, JR., is personally known to me or who has taken an oath.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26



NOTARY PUBLIC - STATE OF FLORIDA




DEBRA A. TOUCHTON
MY COMMISSION # CC430670 EXPIRES
April 24, 1999

PRINT, TYPE OR STAMP NAME OF
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of August, 1998, by NANCY BLACK STEWART, who is personally known to me or who has taken an oath.



NOTARY PUBLIC - STATE OF FLORIDA

PRINT TYPE OR STAMP NAME OF
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 21st day of August,
1998, by D. ANDREW BYRNE, who is personally known to me or who has taken an oath.



NOTARY PUBLIC - STATE OF FLORIDA



DEBRA A. TOUCHTON
MY COMMISSION # CC430670 EXPIRES

PRINT TYPE OR STAMP NAME OF
NOTARY PUBLIC

FILED
DIVISION OF CORPORATIONS
98 AUG 24 AM 9:26

AFFIDAVIT OF CAPITAL CONTRIBUTIONS
PURSUANT TO SECTION 608.407(2), FLORIDA STATUTES

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned authority, personally appeared **Robert S. Cohen**, duly authorized member of **3300 Building Owners, LC, a Florida limited liability company (the "Company")**, having its address for notices hereunder at 1435 East Piedmont Drive, Suite 200, Tallahassee, Florida 32312, who after being by me first duly sworn on oath deposes and says:

1. That the undersigned is the duly authorized member of the Company for purposes of giving this Affidavit;
2. That the Company currently has at least six (6) Members.
3. That the amount of the total contributions of capital made to the Company, is as follows: cash in the amount of Two Thousand One Hundred Sixty-Five and No/100 Dollars (\$2,165.00), and other property in the amount of Zero Dollars (\$0.00).
4. No future contributions are presently anticipated.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 24th day of August, 1998.

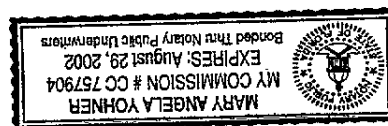
WITNESSES:

3300 BUILDING OWNERS, LC,
a Florida limited liability company



ROBERT S. COHEN
Managing Member

Sworn to and subscribed before me this 24th day of August, 1998, by Robert S. Cohen, as authorized member of 3300 Building Owners, LC, a Florida limited liability company, on behalf of the company. He is personally known to me.

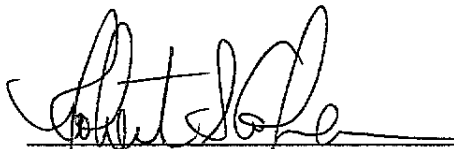

NOTARY PUBLIC

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
98 AUG 28 AM 9:26

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of 3300 BUILDING OWNERS, LLC, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Florida Statutes Section 608.415 and is herewith simultaneously designated as registered agent by 3300 BUILDING OWNERS, LLC.

Executed this 24th day of August, 1998.



ROBERT S. COHEN, REGISTERED AGENT

FILED STATE
SECRETARY OF CORPORATIONS
98 AUG 24 AM 9:26

**FOR THE LIMITED LIABILITY
COMPANY:**

BY: 

ROBERT S. COHEN, MANAGER