

# L98000003158



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AUTHORIZATION :

*Patricia Pizzuto*

COST LIMIT : \$ 337.50

ORDER DATE : December 11, 1998

ORDER TIME : 12:37 PM

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CUSTOMER NO: 4732152

CUSTOMER: Winfield A. Gartner, Esq  
GARTNER BROCK & SIMON  
GARTNER BROCK & SIMON  
Suite 203  
1660 Prudential Drive  
Jacksonville, FL 32207

DOMESTIC FILING

NAME: RIVERSIDE OFFICE INVESTORS,  
LLC

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION  
☒ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY  
☐ PLAIN STAMPED COPY  
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Robert Maxwell

EXAMINER'S INITIALS: \_\_\_\_\_

Name	<i>RM</i>
Availability	<i>RM</i>
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Verifier	<i>RM</i>
Acknowledgement	<i>RM</i>
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ARTICLES OF ORGANIZATION  
OF  
RIVERSIDE OFFICE INVESTORS, LLC

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization.

ARTICLE I  
NAME

The name of the Limited Liability Company shall be RIVERSIDE OFFICE INVESTORS, LLC.

ARTICLE II  
ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is: 601 Riverside Avenue, Building II, Suite 650, Jacksonville, Florida 32204.

ARTICLE III  
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV  
DURATION

The period of duration for the Limited Liability Company shall commence on December 8, 1998, and shall continue perpetually, unless terminated: (i) in accordance with the Company's Regulations, (ii) by the unanimous written agreement of all Members, (iii) by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member, or (iv) upon the occurrence of any other event which terminates the continued membership of a Member. However, upon any such termination event, the existence and business of the Company may be continued with the consent of a majority of the remaining Members of the Company, or by amendment of these Articles of Organization providing for the continued existence of the Company.

## ARTICLE V MANAGEMENT

The Company shall be conducted, carried on, and managed by no fewer than one (1) Manager, who shall be elected annually by the Members of the Company in the manner prescribed by and provided in the Regulations of the Company. Such Manager shall also have the rights and responsibilities described in the Regulations of the Company. The name and address of the initial Manager is as follows:

Skyline Realty Services, Inc.  
601 Riverside Avenue  
Building II, Suite 650  
Jacksonville, Florida 32204

Such Manager shall serve in such capacity until the first annual meeting of the Members or until their successors are duly elected and qualified.

## ARTICLE VI ADMISSION OF ADDITIONAL MEMBERS


Additional Members may be admitted upon the approval of a majority of the Members of the Company, upon the written application of such new Member, in the manner set forth in the Regulations of the Company.

## ARTICLE VII REGISTERED AGENT AND OFFICE

The Company designates 601 Riverside Avenue, Building II, Suite 650, Jacksonville, Florida 32204, as the street address of the initial registered office of the Company and names R. Lamar Shaw, Jr., as the Company's initial registered agent at that address to accept service of process within this State.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 8<sup>th</sup> day of December, 1998.

Skyline Realty Services, Inc.

  
By: R. Lamar Shaw, Jr., President

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**


Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the limited liability company is: RIVERSIDE OFFICE INVESTORS, LLC.

2. The name and address of the registered agent and office is:

R. Lamar Shaw, Jr.  
601 Riverside Avenue  
Building II, Suite 650  
Jacksonville, Florida 32204

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.


  
\_\_\_\_\_  
R. Lamar Shaw, Jr.

Date: Dec 8, 1998

## AFFIDAVIT OF MEMBERSHIP AGREEMENT

The undersigned member or authorized representative of a member of RIVERSIDE OFFICE INVESTORS, LLC, deposes and says:

- 1) the above named limited liability company has at least one member;
- 2) the total amount of cash contributed by the member is \$100.00
- 3) if any, agreed value of property other than cash: none.  
The amount anticipated: none.
- 4) the total amount of cash or property anticipated to be contributed by members is \$100.00. This total includes amounts from Item 2 above.

  
\_\_\_\_\_  
R. Lamar Shaw, Jr.

(Signature of a Member or authorized representative of a Member)

In accordance with Section 608.408(3), Florida Statutes, the execution of the Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.