

Division of Corporations

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L98000003343

Florida Department of State
Division of Corporations
Public Access System
Sandra B. Mortham, Secretary of State

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LIMITED LIABILITY COMPANY

TOWN CENTER MALL, LLC

Pursuant to your request, L98-3343

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**ARTICLES OF ORGANIZATION
FOR THE LIMITED LIABILITY COMPANY
OF
TOWN CENTER MALL, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby set forth the following Articles of Organization (these "Articles"):

**ARTICLE I
Name**

The name of this Company shall be: TOWN CENTER MALL, LLC.

**ARTICLE II
Commencement Date and Duration**

This Company shall commence on the date of subscription and acknowledgment in accordance with the provisions of Section 608.409(3)(a) of the Act and shall continue for a period of thirty (30) years from the commencement date, or until dissolved by its members or managers in accordance with Section 608.441 of the Act or the provisions of these Articles. Subject to the foregoing, this Company shall be dissolved on the happening of any of the following events:

1. Expiration of the term specified above;
2. Withdrawal, retirement, death, resignation, bankruptcy, dissolution or expulsion of any member, unless the business of this Company is continued by the consent of all the remaining members; and
3. Unanimous written consent of all of the members.

Prepared By:
Michael G. Little, Esquire
Johnson, Stakely, Pope, Bokor,
Ruppel & Burns, P.A.
911 Chestnut Street
Clearwater, Florida 33756
Bar No. 0587177
(727) 461-1818

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ARTICLE III
Purposes

This Company is created and formed for the purpose of engaging in all lawful businesses authorized pursuant to Section 608.403 of the Act, including the acquisition, disposition, purchase, lease, encumbrance, financing, marketing, promoting, improving, developing, managing, selling, buying and otherwise dealing with any real property and all such other activities incidental or useful to the foregoing.

ARTICLE IV
Place of Business

The principal place of business and mailing address of this Company shall be 18614 Avenue Capri, Lutz, Florida 33549-5345, and such other place or places as may be designated by the managers from time to time.

ARTICLE V
Registered Agent and Office

The initial registered agent for this Company shall be Russ L. Robinson, and the address of the registered agent for service of process shall be 4521 Cheval Boulevard, Lutz, Florida 33549.

ARTICLE VI
Capital Contributions

a. **Initial Capital.** The initial capital of this Company shall consist of the sum of cash of Fifty Thousand Dollars (\$50,000).

b. **Additional Capital Contributions.** Additional capital contributions, if any, shall be made by the members and at the times as determined by written agreement among the members or in accordance with the Regulations adopted and approved by the members, and may be made in cash or in property.

c. **Return of Capital.** The capital contribution of any member may be returned in accordance with the provisions of Section 608.427 of the Act. A member shall be entitled to a return of his capital contribution by consent of all members.

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ARTICLE VII
Admission of Members

The initial members of this Company shall be set forth in the Regulations adopted by the members as set forth therein. The admission of additional members shall be accomplished only by the unanimous vote of the members, unless otherwise stated in the Regulations.

ARTICLE VIII
Continuation of Business

The members may, by unanimous written consent, continue the business of this Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member or upon the occurrence of any other event which terminates the continued membership of a member in this Company.

ARTICLE IX
Management of Business

The Company shall be managed by its members, who shall be entitled to vote in person or by proxy, in accordance with the Regulations adopted by the members, which may contain provisions not inconsistent with the laws of this state or these Articles. Each member shall have a number of votes (including fractions) equal to such member's percentage of capital interest in the Company, with the total number of votes for all members totaling one hundred (100). The name and address of the members are as follows:

Name**Address**

William H. Weller

18514 Avenue Capri
Lutz, Florida 33549

Russ L. Robinson

4521 Cheval Blvd.
Lutz, Florida 33549

ARTICLE X
Powers

This Company shall have all of the powers and authorities set forth in Section 608.404 of the Act.

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ARTICLE XI

Property

a. Ownership. All property originally paid or brought into, or transferred to, this Company as contributions to capital by the members, or subsequently acquired by purchase or otherwise on account of this Company shall be the property of this Company.

b. Title. The title to all property of the Company shall be held in the name of this Company.

c. Conveyances. The members are hereby authorized to convey and obtain title to all real and personal property of whatever nature by the execution on behalf of this Company of any and all agreements, deeds, mortgages, trust agreements, indentures, leases, conveyance documents and all other certificates, instruments and documents as are necessary, reasonable or desirable to obtain title or convey title to any real or personal property whatsoever. The signature and execution of such documents shall clearly set forth that the execution is on behalf of this Company and that the member is signing on its behalf. The following form of signature shall be used for obtaining or conveying title to any real or personal property:

TOWN CENTER MALL, LLC

By: [Signature]
Russ L. Robinson, Managing Member

No third party need inquire any further than these Articles for authorization as to the form of conveyance on documents for title to real or personal property

ARTICLE XII

Amendments

These Articles, except with respect to vested rights of the members, may be amended at any time either by a vote by a majority in interest of its members, and such amendments shall be filed with the Florida Department of State in accordance with the provisions of Section 608.411 of the Act.

ARTICLE XIII

Regulations

The members are hereby authorized and directed to prepare and adopt Regulations for the governing of the internal affairs of this Company. Such Regulations shall contain such provisions as the members consider necessary, reasonable or desirable, except that no provisions of such Regulations may conflict with the provisions

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of these Articles, unless otherwise permitted herein. The power to adopt, alter, amend or repeal the Regulations shall be set forth in the Regulations.

IN WITNESS WHEREOF, the undersigned organizer of TOWN CENTER MALL LLC has executed these Articles of Organization this 22ND day of December, 1998.

Russ L. Robinson
Russ L. Robinson

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Subscribed and sworn to before me on this 22ND day of December, 1998, by Russ L. Robinson, who is personally known to me or who has produced a FL Drivers License (type of identification) as identification.

Tami Lee Meagher
(Signature of Notary Public)

TAMI LEE MEAGHER
(Print, Type or Stamp Commissioned Name of Notary Public)

Date of Expiration and Number of Commission:

174903.01



Tami Lee Meagher
MY COMMISSION # CC554511 EXPIRES
May 13, 2000
BONDED THRU TROY FARM INSURANCE, INC.

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CERTIFICATE OF DESIGNATION
AND ACCEPTANCE REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 4521 Cheval Boulevard, Lutz, Florida 33549, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Russ L. Robinson

DATED: 12-21-78

174903.01

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DATE: 3/10/2015

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority personally appeared Russ L. Robinson, a member of TOWN CENTER MALL, LLC, a Florida limited liability company, who upon being duly sworn, certified as follows:

1. TOWN CENTER MALL, LLC has two (2) members.
2. Other than an option to purchase real property received by Russ L. Robinson, there is no current or anticipated amount of property to be contributed by the members to TOWN CENTER MALL, LLC.
3. The amount of current and anticipated capital contributions made by the members to TOWN CENTER MALL, LLC, in the aggregate is Fifty Thousand Dollars (\$50,000).


Russ L. Robinson

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of December, 1998, by Russ L. Robinson, as a member of TOWN CENTER MALL, LLC, a Florida limited liability company. Said individual is personally known to me, or has produced FL Drivers License (type of identification) as identification.


(Signature of Notary Public)

THOMAS E. MEISNER
(Print, Type or Stamp Commissioned Name of Notary Public)

Date of Expiration and Number

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THOMAS E. MEISNER
MY COMMISSION EXPIRES
May 15, 2001
BONDED \$10,000.00

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