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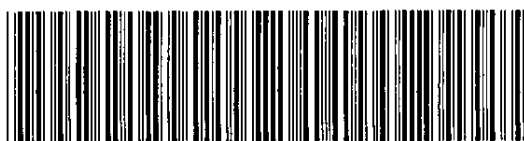
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T SCHROEDER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

EMBASSY CENTER PROPERTY

OWNERS ASSOCIATION INC

Signature _____

Requested by:

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

Art of Inc. File _____

LTD Partnership File _____

Foreign Corp. File _____

L.C. File _____

Fictitious Name File _____

Trade/Service Mark _____

Merger File _____

Art. of Amend. File _____

RA Resignation _____

Dissolution / Withdrawal _____

Annual Report / Reinstatement _____



Cert. Copy _____

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Certificate of Good Standing _____

Certificate of Status _____

Certificate of Fictitious Name _____

Corp Record Search _____

Officer Search _____

Fictitious Search _____

Fictitious Owner Search _____

Vehicle Search _____

Driving Record _____

UCC 1 or 3 File _____

UCC 11 Search _____

UCC 11 Retrieval _____

Courier _____

ARTICLES OF INCORPORATION OF
EMBASSY CENTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned incorporators, by these articles, associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation is **EMBASSY CENTER PROPERTY OWNERS ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association"; these Articles of Incorporation as the "Articles"; and the Bylaws of the Association as the "Bylaws." The street address for the Association is 4737 Live Oak Church Road, Crestview, Florida 32539, and mailing address is 4737 Live Oak Church Road, Crestview, Florida 32539. The email address for the Association is paulecassady@yahoo.com.

ARTICLE II. TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 4737 Live Oak Church Road, Crestview, Florida 32539, and the name of the initial registered agent of the Association at this address is **Paul E. Cassady**. The mailing address for the registered agent is 4737 Live Oak Church Road, Crestview, Florida 32539.

ARTICLE IV. PURPOSES

The specific primary purposes for which the Association is formed are to provide for the maintenance, preservation and architectural control of commercial property, roadways, sewage easements, storm water run-off easements, storm water holding ponds, situated within the area known as EMBASSY CENTER located on the parcels of real property described on **EXHIBIT "A"**, **EXHIBIT "B"** and **EXHIBIT "C"** attached hereto and made a part hereof, which are presently owned by RLM Development, L.L.C., a Florida limited liability company, and LOCR, INC., a Florida corporation (hereinafter referred to as "Development"), and to promote the efficient use and ownership of the properties situated within the above-described Development and such additions thereto as may hereafter be brought within the jurisdiction of the Association pursuant to the provisions of the Declaration of Cross Easement (hereinafter "Declaration") filed by and LOCR, Inc. (hereinafter referred to as "Declarants"), recorded in Official Record Book 3240, page 4524, of the public records of Okaloosa County, Florida.

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In furtherance of such purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in the Declaration;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members, subject to the consent by vote or written instrument of two-thirds of each class of members;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation is subject to the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V. MEMBERS

The Association shall consist of the owners of the real property described in Exhibit A attached hereto.

1. Membership. Every Owner is a mandatory Member of the Association. Membership is appurtenant to and may not be separated from title to any property.

2. Voting Rights. The Association will have one class of voting membership. Each of the initial two owners shall have 100 votes, for a total of 200 votes. It is recognized that each of the two initial owners may convey interests in their portion of the real property subject to the Declaration to one or more transferees. As conveyances of interests in the real property, which is the subject of the Declaration, are made by the initial owners, the initial owners shall also assign to each transferee a portion of the 100 votes assigned to the initial owner making the transfer. For example, if LOCR, Inc. conveys a portion of its real property to "A Corporation" and another portion of its property to "B Corporation," LOCR, Inc. may assign 50 of its 100 votes to "A Corporation" and 50 of its 100 votes to "B Corporation." Thereafter, "A Corporation" would be entitled to have 50 votes, "B Corporation" would be entitled to have 50 votes, and RLM Development, L.L.C. would continue to have 100 votes at every meeting of the membership.

ARTICLE VI. BOARD OF DIRECTORS

This Corporation shall have four (4) initial Directors. The number of Directors may be increased from time to time by Bylaws adopted by the Members, but shall never be less than three (3), as required by the laws of the State of Florida.

The name and mailing address of the initial members of the Board of Directors of this Corporation, to hold office for the first year of existence of the corporation, or until their successors are elected or appointed and have qualified, are as follows:

<u>Name</u>	<u>Address</u>
Paul E. Cassady	4737 Live Oak Church Road Crestview, Florida 32539
Roger L. Myers	Suite B1, 4100 S. Ferdon Boulevard Crestview, Florida 32536
Pamela Ann Cassady	4737 Live Oak Church Road Crestview, Florida 32539
Crystal Michele Wilson	Suite B1, 4100 S. Ferdon Boulevard Crestview, Florida 32536

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Any Director may be removed from office by a majority of the Members entitled to vote thereon at any annual or special meeting of the Members.

The Directors of the Corporation shall be elected as provided in the Bylaws.

In the event that one or more vacancies should occur on the Board of Directors by reason of death, resignation or otherwise, such vacancies shall be filled by the Members at their next annual meeting or at a special meeting called for that specific purpose. The remaining Directors, by

affirmative vote of a majority thereof, may elect a Director to fill any such vacancy until a special meeting can be called or until the next annual meeting of the Members.

The initial members of the Board of Directors of this Corporation hereinabove named shall hold the Organizational Meeting of this Corporation, and are hereby authorized to do and perform all acts and things necessary for and incident to the organization of this Corporation.

ARTICLE VII. INCORPORATORS

The names and addresses of the incorporator to these Articles are as follows:

<u>Name</u>	<u>Address</u>
Paul E. Cassady	4737 Live Oak Church Road Crestview, Florida 32539

ARTICLE VIII. DISSOLUTION

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such public agency refuses to accept such distribution, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

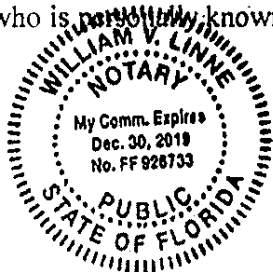
IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation on the 11th day of March, 2016.

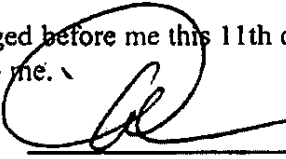


PAUL E. CASSADY, Incorporator

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 11th day of March, 2016, by PAUL E. CASSADY, who is personally known to me.





NOTARY PUBLIC
Typed Name: William V. Linne
Commission No.: FF 926733
Commission Expires: 12/30/2019

clients\cassady.paul\embassy center\articles -embassy center property owners assoc

EXHIBIT A

4100 Ferdon Blvd S - RLM Development, LLC

A PARCEL OF LAND, LYING IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING BOUND ON THE EAST BY STATE ROAD NO. 85 (R/W WIDTH VARIES) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA WHERE IT INTERSECTS WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD 85; THENCE S 04°46'44" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 655.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF PROPERTY CONVEYED IN THAT CERTAIN DEED TO LOCR, INC., RECORDED IN OFFICIAL RECORD BOOK 3143, AT PAGE 4173 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS "LOCR TRACT"; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN N 88°57'48" W ALONG THE SOUTH LINE OF THE LOCR TRACT A DISTANCE OF 302.91 FEET TO THE SOUTHWEST CORNER OF THE LOCR TRACT AND THE POINT OF BEGINNING; THENCE CONTINUE N 88°57'48" W, A DISTANCE OF 447.13 FEET TO A POINT WHICH IS ALSO THE SOUTHWEST CORNER OF PARCEL 2 OF THE TRACT CONVEYED TO OKALOOSA LAND COMPANY IN THAT CERTAIN TRUSTEE'S DEED RECORDED IN OFFICIAL RECORD BOOK 2241, AT PAGE 3616, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, PARCELS 1 AND 2 OF SAID TRACT HEREINAFTER REFERRED TO AS THE "OKALOOSA LAND TRACT"; THENCE N 04°48'44" E, A DISTANCE OF 205.14 FEET ALONG THE WEST LINE OF THE OKALOOSA LAND TRACT TO THE NORTHWEST CORNER OF PARCEL 1 OF THE OKALOOSA LAND TRACT; THENCE S 88°57'15" E, A DISTANCE OF 433.62 FEET ALONG THE NORTH LINE OF PARCEL 1 OF THE OKALOOSA LAND TRACT TO THE NORTHWEST CORNER OF THE LOCR TRACT; THENCE PROCEED S 01°02'12" W, A DISTANCE OF 204.62 FEET ALONG THE WEST LINE OF THE LOCR TRACT TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.07 ACRES, MORE OR LESS.

Parcel ID Nos: 32-3N-23-0000-0057-0100 and 32-3N-23-0000-0057-0000

AND

The above-described conveyance shall include the following easements providing access to State Road 85:

INGRESS & EGRESS EASEMENT #1 (Road)

COMMENCING AT THE INTERSECTION OF NORTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST OKALOOSA COUNTY, FLORIDA AND WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 85; THENCE SOUTH 04°47'53" WEST, A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF THE SUBJECT PARCEL; THENCE CONTINUE SOUTH 04°47'53" WEST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING OF AN INGRESS AND EGRESS EASEMENT; SAID EASEMENT LYING 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 198.06 FEET, AND A CENTRAL ANGLE OF 03°44'16" (CHORD=12.92, CHORD BEARING=N 87°04'15" W); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.92 FEET; THENCE NORTH 88°56'23" WEST, A DISTANCE OF 201.80 FEET, TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 100.00 FEET,

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AND A CENTRAL ANGLE OF 45°00'00" (CHORD BEARING=S 68°33'37" W, CHORD=76.54); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54' FEET; THENCE SOUTH 46°03'37" WEST, 28.16 FEET, TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 56.76 FEET, AND A CENTRAL ANGLE OF 11°19'09" (CHORD BEARING=S 51°43'00" W, CHORD=11.19'); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.21', TO THE POINT OF TERMINUS.

INGRESS & EGRESS EASEMENT #2 (Road)

COMMENCING AT THE INTERSECTION OF NORTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST OKALOOSA COUNTY, FLORIDA AND WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 85; THENCE SOUTH 04°47'53" WEST, A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF THE SUBJECT PARCEL; THENCE CONTINUE SOUTH 04°47'53" WEST, A DISTANCE OF 37.00 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 198.06 FEET, AND A CENTRAL ANGLE OF 03°44'16" (CHORD=12.92, CHORD BEARING=N 87°04'15" W); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.92 FEET; THENCE NORTH 88°56'23" WEST, A DISTANCE OF 29.15 FEET TO THE POINT OF BEGINNING OF AN INGRESS AND EGRESS EASEMENT; SAID EASEMENT LYING 12 00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; SOUTH 04°47'53" WEST, A DISTANCE OF 96.53 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 25°50'31" (CHORD BEARING=S 08°07'22" E, CHORD=44.72'); THENCE ALONG THE ARC OF SAID CURVE, 45.10 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 16°18'01", (CHORD BEARING=S 12°53'38" EAST, CHORD=28.35'); THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.45 FEET TO THE POINT OF TERMINUS.

INGRESS & EGRESS EASEMENT #3 (southern access to State Road 85)

An easement providing road access to State Road 85 in favor of RLM for the purposes of ingress and egress to and from their properties situated in Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida, running in perpetuity with the land, over, upon and across the following described parcel, to-wit:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SECTION 32, OF TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY S.R. 85 THENCE RUN S 04 47' 25" W ALONG SAID RIGHT OF WAY LINE (BEING 120.00 FT. WEST OF CENTERLINE) A DISTANCE OF 655.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 04 47' 25" W, 50.00 FEET; THENCE N 88 45' 28" W 50.00 FEET; THENCE N 04 47' 25" E 50.00 FEET; THENCE S 88 45' 28" E 50.00 FEET TO THE POINT OF BEGINNING.

This easement is subject to the terms and conditions contained in certain deed recorded in the Official Records of Okaloosa County, Florida in BK 2354 PG 148.

SUBJECT TO:

5' UTILITY EASEMENT

The parcel described above is subject to a 5 feet wide utility easement across the North 5.0 feet of the property.

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EXHIBIT B

4110 Ferdon Blvd. S- LOCR, Inc.

COMMENCING AT THE INTERSECTION OF NORTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST OKALOOSA COUNTY, FLORIDA AND WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 85; THENCE SOUTH 04°47'53" WEST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04°47'53" WEST, A DISTANCE OF 204.92 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 88°57'21" WEST, A DISTANCE OF 303.05 FEET; THENCE NORTH 01°03'37" EAST, A DISTANCE OF 204.57 FEET; THENCE SOUTH 88°56'23" EAST, A DISTANCE OF 316.41 FEET TO THE POINT OF BEGINNING. THE PARCEL HEREIN DESCRIBED CONTAINS 1.45 ACRES, MORE OR LESS, AND IS SUBJECT TO A 5 FEET WIDE UTILITY EASEMENT ACROSS THE NORTH 5.0 FEET OF THE PROPERTY.

Property Appraiser Parcel ID No: 32-3N-23-0000-0057-0140

AND

The above-described conveyance shall include the following easement providing access to State Road 85:

INGRESS & EGRESS EASEMENT (southern access to State Road 85)

An easement providing road access to State Road 85 in favor of LOCR for the purposes of ingress and egress to and from their properties situated in Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida, running in perpetuity with the land, over, upon and across the following described parcel, to-wit:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SECTION 32, OF TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY S.R. 85 THENCE RUN S 04 47' 25" W ALONG SAID RIGHT OF WAY LINE (BEING 120.00 FT. WEST OF CENTERLINE) A DISTANCE OF 655.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 04 47' 25" W, 50.00 FEET; THENCE N 88 45' 28" W 50.00 FEET; THENCE N 04 47' 25" E 50.00 FEET; THENCE S 88 45' 28" E 50.00 FEET TO THE POINT OF BEGINNING.

This easement is subject to the terms and conditions contained in certain deed recorded in the Official Records of Okaloosa County, Florida in BK 2354 PG 148.

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EXHIBIT "C"

4100 Ferdon Blvd S A1-A7, Crestview ("Sign-Parcel")

COMMENCING AT THE INTERSECTION OF NORTH LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST OKALOOSA COUNTY, FLORIDA AND WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 85; THENCE SOUTH 04°47'53" WEST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04°47'53" WEST, A DISTANCE OF 24.55 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 88°56'23" WEST, A DISTANCE OF 23.72 FEET; THENCE NORTH 01°03'37" EAST A DISTANCE OF 24.50 FEET; THENCE SOUTH 88°56'23" EAST, A DISTANCE OF 25.32 FEET TO THE POINT OF BEGINNING.

THE PARCEL HEREIN DESCRIBED CONTAINS 0.01 ACRE, MORE OR LESS, AND IS SUBJECT TO A 5 FEET WIDE UTILITY EASEMENT ACROSS THE NORTH 5.0 FEET OF THE PROPERTY.

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