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# FLORIDA DEPARTMENT OF STATE Jim Smith Secretary of State

January 7, 2003

RUSSELL G. MARLOWE, ESQ. DAVIS & MARLOWE, P.A. 8726 OLD COUNTY RD. 54, STE. E NEW PORT RICHEY, FL 34653

SUBJECT: S.P.J. PROPERTIES, LLC

Ref. Number: W02000035641

We have received your document for S.P.J. PROPERTIES, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

The document must contain the entity's complete mailing address.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6025.

Trevor Brumbley Document Specialist

Letter Number: 903A00000686



# FLORIDA DEPARTMENT OF STATE Jim Smith Secretary of State

December 23, 2002

RUSSELL G. MARLOWE, ESQ. DAVIS & MARLOWE, P.A. 8726 OLD COUNTY RD. 54, STE. E NEW PORT RICHEY, FL 34653

SUBJECT: S.P.J. PROPERTIES, LLC

Ref. Number: W02000035641

We have received your document for S.P.J. PROPERTIES, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain the entity's complete mailing address.

Effective October 1, 1999, Chapter 608, Florida Statutes, does not require or permit the filing of an "Affidavit of Membership and Capital Contributions." Therefore, the enclosed document has not been filed and is being returned to you.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6025.

Trevor Brumbley Document Specialist

Letter Number: 302A00067040

December 18, 2002

Department of State Registration Section Division of Corporations P. O. Box 6327 Tallahassee, FL 32314

SUBJECT: S.P.J. Properties, LLC

Enclosed is an original and one (1) copy of the articles of organization and a check for :

図 \$100.00 Filing Fee	図\$25.00 Designation of Registered Agent	☐\$30.00 Certified Copy	☐\$5.00 Certificate of Status
		ADDITIONAL COPY REQUIRED	

From: Davis & Marlowe, P.A.

8726 Old County Road 54, Suite E New Port Richey, FL 34653 Daytime Phone: (727) 376-3330

NOTE: Please provide the original and one copy of the articles.

Sincerely:

Davis & Marlowe, P.A.

RUSSELL G. MARLOWE, ESQ.

**Enclosures** 

#### ARTICLES OF

## ORGANIZATION OF S.P.J. PROPERTIES, 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 S.P.J. PROPERTIES, LLC, and its principal office shall be located at 5441 Provost Drive in the City of Holiday, County of Pasco, State of Florida, 34690, and its mailing address is 5441 Provost Drive, Holiday, Florida, 34690, but it shall have the power and authority to establish branch 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.

#### ARTICLĒ 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: Stephen J. Miklos, 6725 River Road, New Port Richey, FL 34652, Peter

Wagner, 2147 Colusa Court, Palm Harbor, FL 34683, and John F. Thompson, 14309 Brentwood Drive, Tampa, FL 33618

#### ARTIČLE V

#### MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all 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 continue the business on unanimous consent of the remaining members.

#### ARTICLE VI

#### CAPITAL CONTRIBUTIONS

Capital contributions in the amount of  $\$6,0\overline{0}0.00$  cash shall be paid to the limited liability company by the three members in equal shares. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

#### ARTICLE VII

#### PROFITS AND LOSSES

- (a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company.
- (b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

#### ARTICLE VIII

#### **DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

#### ARTICLE IX

### INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 8726 Old County Road 54, Suite E, New Port Richey, Pasco County, Florida., and the name of the company's initial registered agent at that address is Russell G. Marlowe.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of S.P.J. PROPERTIES, LLC

Executed by the undersigned at 8726 Old County Road 54, Suite E, New Port Richey, FL 34653

STATE OF FLORIDA COUNTY OF PASCO

Sworn to (or affirmed) and subscribed before me this 19 day of 100 by

John F Thompson

Notary Public - State of Florida.

Personally Known OR Produced Identification

Type of Identification Produced



## Statement designating registered agent and office.

State of Florida	) )			
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County of Pasco	ss	<u> </u>		
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Pursuant to the pro Liability Company Act, the statement in designating its	ne limited liabili	ons 608.415 and 608 ity company identificand registered agent	ied below submits	the following
The name of the lim	ited liability com	pany is S.P.J. PROP	ERTIES, LLC.	
The name of the reg the street address of the cor Road 54, Suite E, New Port	mpany's principa		-	
This statement is to appointed me, Russell G. company at the place design agent and agree to act in this relating to the proper and coobligations of my position a	Marlowe, as its mated above in the is capacity. I fur omplete performa	his certificate. I acc ther agree to comply mee of my duties, and	accept service of prepare this appointment with the provisions	rocess for the as registered of all statutes
Dated 13/18/12.				
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	RUSS	ELL G. MARLOWE		
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STATE OF FLORIDA		<del>.</del>	54	高量 点 一
COUNTY OF PASCO Sworn to (or affirmed) and	subscribed befor	remethis 1884a	y of December, 200	) hv/Bussell
G. Marlowe.	3433011304 50101		y or peccanoca, nov.	2 by trusson
	Sy	Panela J. A	Q Haven	
	Notary	Public - State of Fl		
Personally Known	ΩD			Pamela J. DeMorrow
Produced Identification			792NC.35X303	IMMISSION # CC890835 EXPIRES November 28, 2003
		ntification Produced	TOWN SON	DED THRU TROY FAIN INSURANCE INC.

Type of Identification Produced