

Robert A. Pierce
 Ausley & McMullen
 Requestor's Name

99000008592

227 S. Calhoun Street
 Address

Tallahassee, FL 32301 425-5457
 City/State/Zip Phone #

Office Use Only

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

1. SPRINGER PROPERTIES, LLC New 299-8592
 (Corporation Name) (Document #)
2. _____
 (Corporation Name) (Document #)
3. _____
 (Corporation Name) (Document #)
4. _____
 (Corporation Name) (Document #)

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 SECRETARY OF STATE
 TALLAHASSEE FLORIDA

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 12/8

Walk in
 Pickup time _____
 Certified Copy (One)

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

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 ****155.00 ****155.00

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

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 DEPARTMENT OF REVENUE
 TALLAHASSEE, FLORIDA

Copys

Examiner's Initials _____

AUSLEY & McMULLEN

ATTORNEYS AND COUNSELORS AT LAW

227 SOUTH CALHOUN STREET
P.O. BOX 391 (ZIP 32302)
TALLAHASSEE, FLORIDA 32301
(850) 224-9115 FAX (850) 222-7560
Writer's Direct Line: (850) 425-5457

December 6, 1999

Secretary of State
409 East Gaines Street
Tallahassee, Florida 32301

VIA HAND DELIVERY

Re: SPRINGER PROPERTIES, LLC

Dear Madam/Sir:

Enclosed are an original and one copy of the Articles of Organization for Springer Properties, LLC, a limited liability company. Also enclosed are the original and one of the Certificate Designating Registered Agent and Registered Office for this company.

This firm's check in the amount of \$155.00 is enclosed, comprised of the \$100.00 filing fee, \$25.00 Designation of Registered Agent fee, and \$30.00 certified copy fee.

Please do not hesitate to phone our office if you have any questions. We will have our messenger return to pick up the certified copy and the certificate of filing.

Thank you in advance for your usual assistance in these matters.

Sincerely,



Donna Marie Walters, Assistant to Robert
A. Pierce

/dmw
Enclosures

**ARTICLES OF ORGANIZATION
OF
SPRINGER PROPERTIES, LLC**

The undersigned, pursuant to the provisions of Chapter 608, Florida Statutes, provides the following information for the purpose of forming a Limited Liability Company under the laws of the State of Florida.

1. Name. The name of the Limited Liability Company is **SPRINGER PROPERTIES, LLC.**

2. Period of Duration. The period of duration of the Limited Liability Company shall be from the date of filing until the first to occur of the following:

a. Fifty (50) years from the date of filing of these Articles of Organization with the Department of State; or

b. Dissolution of the Limited Liability Company pursuant to provisions of the Florida Limited Liability Company Act and the Limited Liability Company Operating Agreement for **SPRINGER PROPERTIES, LLC.**

3. Purpose. The purpose for which the Limited Liability Company is organized is to engage in any lawful purpose, including but not limited to the development, use, rental, and maintenance of residential real property and to engage in any other activities related or incidental thereto.

4. Address of Mailing and Place of Business. The address of the place of business in Florida and mailing address for the Limited Liability Company are:

4072 McLaughlin Drive
Tallahassee, Florida 32308

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STATE
TALLAHASSEE FLORIDA

5. Registered Agent. The name and address of the initial registered agent in Florida for the Limited Liability Company are:

JAMES C. SPRINGER
4072 McLaughlin Drive
Tallahassee, Florida 32308

6. Capital Contributions. The total amount of cash and a description and agreed value of property other than cash contributed to the Limited Liability Company is as follows: \$100.00.

7. Additional Contributions. The total additional contributions, if any, agreed to be made by all members and the times at which, or the events upon the happening of which, they shall be made, are as follows: No total additional contributions have been agreed to at the date of filing of these Articles of Organization. Additional contributions, if any, will be made upon unanimous agreement by all of the members of the Limited Liability Company.

8. Additional Members. Additional members may be admitted to the Limited Liability Company as unanimously agreed by the Members.

9. Continuity of Business. Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, the business of the Limited Liability Company shall not be continued unless the remaining Members unanimously agree to continue the Limited Liability Company.

10. Management. The Limited Liability Company shall be managed by its members, who are:

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TALLAHASSEE FLORIDA

Name

JAMES C. SPRINGER

Address

4072 McLaughlin Drive
Tallahassee, Florida 32308

Executed at Tallahassee, Florida, on the 23rd day of November, 1999.

James C. Springer

JAMES C. SPRINGER, Member

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23 day of November, 1999, by **JAMES C. SPRINGER**. Such person: is personally known to me; () produced a current Florida driver's license as identification; () produced _____ as identification.

Susan M. Green

(Signature of Notary Public)

Susan M. Green

(Typed or Printed Name of Notary Public)

(Notarial Seal)



Susan M. Green
MY COMMISSION # 00654971 EXPIRES
June 11, 2001
BONDED THRU TROY FAIR INSURANCE, INC.


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NOTARY PUBLIC STATE
TALLAHASSEE FLORIDA

**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

In compliance with Section 608.415, Florida Statutes, the following is submitted:

SPRINGER PROPERTIES, LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida, has designated 4072 McLaughlin Drive, Tallahassee, Florida 32308, as its initial Registered Office and has named **JAMES C. SPRINGER**, located at said address, as its initial Registered Agent.


SPRINGER PROPERTIES, LLC

By: 
James C. Springer Member

Having been named Registered Agent and to accept service of process for the above-stated corporation, at the place designated in this Certificate, the undersigned hereby accepts said appointment and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as Registered Agent.

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TALLAHASSEE FLORIDA

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JAMES C. SPRINGER
Registered Agent
Date: November 23, 1999