

L01000005341

ATTORNEYS TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

City/St/Zip

850-222-2785

Phone #

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 APR - 6 PM 2:15

FILED

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

1- QUALITY ONE PROPERTY MANGEMENT LLC

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input type="checkbox"/>	Non-Profit
<input 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

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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DIVISION OF CORPORATION

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****125.00 ****125.00

L01-5341

OR

Examiner's Initials

ARTICLES OF Organization

OF

LIMITED LIABILITY COMPANY

ARTICLE I - NAME

The name of this Limited Liability Company is:

QUALITY ONE PROPERTY MANAGEMENT, LLC:

ARTICLE II - DURATION

This Limited Liability Company shall have a perpetual existence and shall commence existence on the date these Articles are executed.

ARTICLE III - PURPOSE

This Limited Liability Company is created for the purpose of transacting the business of owning, operating and managing a business to manage property and in such other business as may be agreed upon by the members as allowed under the laws of State of Florida, and the laws of the United States.

ARTICLE IV - PLACE OF BUSINESS AND REGISTERED AGENT

The principal place of business of this Limited Liability Company shall be 4406 Castlebar Way, Valrico, FL 33594, and such other place or places as the members from time to time may determine. The Mailing address for the business shall be P.O. Box 1947, Valrico, FL 33595

The initial registered office of this Limited Liability Company Shall be: Lansky & Courtney, P.L., whose address is: 337 E. Robertson St., Brandon, FL 33511.

ARTICLE V

MANAGEMENT OF BUSINESS

The Limited Liability Company shall be managed by one or more managers in accordance with regulations adopted by the members for the management of the business and affairs of the Limited Liability Company. JAMES R. WIEDRICH and TOD CARANO shall be the initial

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managers of the Limited Liability Company. The managers' address is James Wiedrich, 4406 Castlebar Way, Valrico, FL 33594, and Tod Carano, 4409 Kendal Ct., Valrico, FL 33594. The initial members of the Limited Liability Company shall be JAMES R. WIEDRICH and TOD CARANO.

The approval of all the members is required for the following: (a) assignees, including debts owed the Limited Liability Company; (b) confessing a judgment; (c) submitting a claim to arbitration; (d) executing and delivering any debt instrument; (e) borrowing money in the name of the Limited Liability Company; (f) purchase or sale of any property, real or personal, tangible or intangible, if the total amount equals or exceeds ten thousand dollars (\$10,000.00) excluding vehicle inventory; (g) pledging a member's interest to outsiders; and (h) disposal of the goodwill of the Limited Liability Company. This list is not intended to limit or eliminate any obligations of a managing member under Section 608, Florida Statutes, or the regulations of this Limited Liability Company.

ARTICLE VI REGULATIONS

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company by unanimous vote.

ARTICLE VII- PROPERTY

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company.

ARTICLE VIII MEETING OF MEMBERS

Annual meetings of the members shall be held within 30 days after the close of the

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company's fiscal year by telephone or at times and places selected by the members. Special meetings may be called by any member at any time in accordance with the requirements set forth in the regulations. Notice of special meetings shall be by telefax or express, receipted mail service. Attendance at a meeting constitutes a waiver of notice.

Minutes shall be kept of all regular and special meetings.

ARTICLE IX
TRANSFERABILITY OF MEMBERS' INTEREST

A member's interest in this Limited Liability Company may be transferred only with the unanimous written consent of all the remaining members if the transferee intends to become a member. Without this consent, the transferee shall not be entitled to become a member or to participate in the management of the company, but shall be entitled only to the share of profits, other compensation or return of contribution to which the transferor otherwise would be entitled.

ARTICLE X
PROFITS

The members of this company shall be entitled to the net profits arising from the operation of the company business. Each member shall be entitled to the distributive share of the profits pursuant to the operating agreement for the company.

ARTICLE XI
ADMISSIONS OF NEW MEMBERS

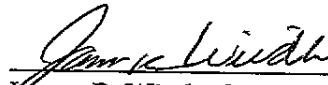
Additional members may be admitted from time to time with the unanimous written consent of the members.


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ARTICLE XII
AMENDMENTS

These articles, except with respect to the vested rights of the members, may be amended from time to time by at least two-thirds consent of the members, and the amendments shall be filed, duly signed by all members of the Limited Liability Company, with the Florida Department of State. All members of the Limited Liability Company agree to abide by consent of at least two-thirds, and agree to sign such amendments for the purpose of filing with the Florida Department of State.

IN WITNESS WHEREOF, the parties hereto have executed these articles of organization on March 31, 2001, 2001.


James R. Wiedrich


Tod Carano

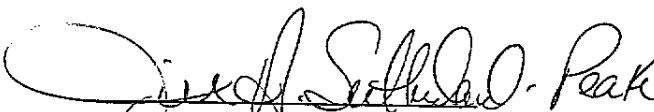
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

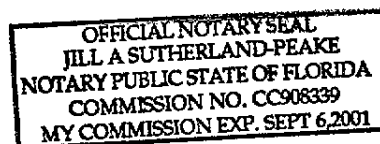
The foregoing instrument was acknowledged before me this 31st day of March, 2001 by James R. Wiedrich:

_____ who is personally known to me, or

☒ who produced W362-456-163-251-0 as identification

and who did/did not take an oath.


Notary Public

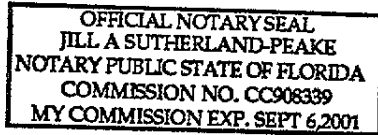


STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31st day of March,
2001 by Tod Carano:

 who is personally known to me, or
☒ who produced C650-801-63-137-P as identification

and who did/did not take an oath.



Jill A. Sutherland-Peake
Notary Public

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TALLAHASSEE, FLORIDA

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ACKNOWLEDGMENT

Having been named 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 as provided for in Chapter 608, F.S.

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING REGISTERED OFFICE
AND REGISTERED AGENT (AND RESIDENT AGENT)**

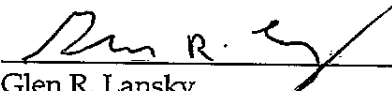
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TALLAHASSEE, FLORIDA

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Pursuant to applicable Florida Statutes, the following is submitted:

That **QUALITY ONE PROPERTY MANAGEMENT, LLC.**, desiring to organize under the laws of the State of Florida, with its Registered Office as indicated in the ARTICLES OF INCORPORATION at Lansky & Courtney, P.L., 337 E. ROBERTSON, Brandon, FL 33511, has Glen R. Lansky of that address, as its Registered Agent (and Resident Agent).

Dated this 2nd day of April, 2001.


Glen R. Lansky
Lansky & Courtney, P.L.