

CAPITAL CONNECTION, INC.

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

LD2000004078

Cordan Properties
LLC

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****125.00 ****125.00

- ___ 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
- ___ Photo Copy
- ___ 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

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TALLAHASSEE, FLORIDA
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DIVISION OF CORPORATION

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AND
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2002

Signature _____

Requested by: _____

Name aboo Date 11:00

Walk-In _____ Will Pick Up _____

ARTICLES OF ORGANIZATION

OF

CORDAN PROPERTIES, L.L.C.

a Florida Limited Liability Company

**ARTICLE I
NAME**

The name of this Limited Liability Company is CORDAN PROPERTIES, L.L.C. (the "Company").

**ARTICLE II
PURPOSE**

A. Purposes. The Company is organized for any legal and lawful purpose for which a limited liability company may be organized pursuant to Chapter 608, Fla. Stat., as the same may be amended from time to time.

B. Powers. The Company shall have and may exercise all powers and rights which a limited liability company may exercise pursuant to Chapter 608, Fla. Stat., as the same may be amended from time to time.

**ARTICLE III
ADDRESS**

The mailing and street address of the Company's principal place of business is 301 Douglas Ave., Oldsmar, FL 34677.

**ARTICLE IV
DURATION**

The Company's existence shall commence upon filing with the Secretary of State and shall continue until dissolved or until the occurrence of any one of the following events: the death, retirement, resignation, expulsion, bankruptcy, or dissolution of any member of the Company or upon the occurrence of any other event which terminates the continued membership of a member in the Company, unless the existence and business of the Company is continued by consent of all remaining members.

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**ARTICLE V
MANAGEMENT**

The management of the Company shall be reserved to the members. The members shall have the power and authority to act on behalf of the Company as provided in Chapter 608, Fla. Stat. as the same may be amended from time to time, and as further provided in the Regulations of the Company.

**ARTICLE VI
MEMBERS**

The names and addresses of the initial members are as follows:

E. Joan Ballou
426 Lora Lane
Tarpon Springs, FL 34688

Ronald E. Ballou
426 Lora Lane
Tarpon Springs, FL 34688

Steven Ballou
18430 Dakota Rd.
Odessa, FL 33556

**ARTICLE VII
ADMISSION OF NEW MEMBERS**

The members shall not have the right to admit new members to the Company. New members may come into the Company only upon the agreement of those members owning at least one hundred percent (100%) of the interest in the Company and upon such terms and conditions as the existing members may unanimously agree.

**ARTICLE VIII
CAPITAL CONTRIBUTIONS, PROFIT/LOSS ALLOCATION
AND MEMBER VOTING**

A. Initial Contributions. The total amount of cash or property to be initially contributed by each of the initial members of the of the Company is as follows:

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| <u>Name</u> | <u>Amount</u> | <u>Percentage</u> |
|------------------|---------------|-------------------|
| E. Joan Ballou | \$50.00 | 33 1/3% |
| Ronald E. Ballou | \$50.00 | 33 1/3% |
| Steven Ballou | \$50.00 | 33 1/3% |

B. Profit/Loss Allocation. The profits and losses of the Company shall be allocated among the members in accordance with the Regulations of the Company.

C. Member Voting. All members of the Company shall be entitled to vote on matters relating to the Company. Each Member's vote shall be weighted in accordance with the Regulations of the Company.

D. Additional Contributions. The Members shall make additional capital contributions from time to time, as required by the Regulations adopted by the Company.

ARTICLE IX ADOPTION OF REGULATIONS

The members shall adopt Regulations for the Company, which Regulations may contain any provision for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 608, Fla. Stat.

ARTICLE X AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles may be amended at any time by a resolution adopted by a unanimous vote of the members at any annual or special meeting, provided at least ten (10) days written notice is given to each member of the time and place of the meeting and the purpose thereof.

ARTICLE XI INITIAL ADDRESS OF REGISTERED OFFICE AND DESIGNATION OF REGISTERED AGENT

The street address of the initial registered office of this limited liability company in the State of Florida is 401 S. Lincoln Ave., Clearwater, Pinellas County, Florida, 33756. The Members may from time to time, without amending these Articles, move the registered office to any other address within the State of Florida.

The initial Registered Agent is designated as JOHN P. MARTIN. The Registered Agent of the limited liability company may be changed at any time by a vote of the Members without an amendment of these Articles.

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THESE ARTICLES OF ORGANIZATION have been executed by the undersigned member or authorized representative of the member this 20th day of February 2002.

AUTHORIZED REPRESENTATIVE
OF STEVEN BALLOU:


JOHN P. MARTIN, ESQUIRE

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 20th day of February 2002, by JOHN P. MARTIN, as Authorized Representative of STEVEN BALLOU, who is personally known to me.

Witness my hand and official seal in the county and state last aforesaid on the day and year first written above.

Donna Kelley Gray
Notary Public, State of Florida
My Commission Expires:

 Donna Kelley Gray
My Commission CC731528
Expires April 20, 2002

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ACCEPTANCE OF REGISTERED AGENT

Pursuant to Florida Statutes and Article XI of these Articles of Organization, the undersigned Registered Agent does hereby accept the duties as Registered Agent and designates as his location for service of process as:

John P. Martin, Esquire
401 S. Lincoln Ave.
Clearwater, Florida 33756

The undersigned shall serve as Registered Agent until otherwise removed or he shall resign pursuant to the laws of the State of Florida.



JOHN P. MARTIN, ESQUIRE

(SEAL)

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