

L04000083286

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

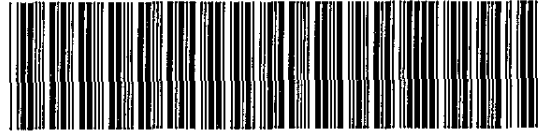
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

BK

Office Use Only



400042816024

11/17/04--01011--022 \*\*125.00

**FILED**

**Nov 17, 2004 08:00 AM**

**Secretary of State**


RECEIVED  
NOV 17 AM 10:33  
STATE  
TALLAHASSEE  
FLORIDA

CORPORATE  
ACCESS,  
INC.

236 East 6th Avenue, Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066)

(950) 222-2666 or (800) 969-1666 Fax (950) 222-1666

WALK IN  
PICK UP 11/17 

CERTIFIED COPY

CU#

☒ PHOTO COPY

☒ FILING LLC

1.) Justprops, LLC  
(CORPORATE NAME & DOCUMENT #)

2.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

3.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

4.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

5.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS

When you need Access to the World  
CALL THE FILING AND RETRIEVAL AGENCY DEDICATED TO SERVING YOU

# **ARTICLES OF ORGANIZATION**

## **OF JUSTPROPS, LLC**

**FILED**  
**Nov 17, 2004 08:00 AM**  
**Secretary of State**

### **ARTICLE I NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be JustProps, LLC and its principal office and mailing address shall be 4768 Cumberland Station Court, Jacksonville, Florida 32257, but it shall have the power and authority to establish branch offices at any other place or places as provided in the Regulations.

### **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 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.

### **ARTICLE III MEMBERS' RIGHTS TO CONTINUE BUSINESS**

As set forth in the Operating Agreement, 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.

### **ARTICLE IV DURATION**

The period of duration of the limited liability company shall be perpetual.

### **ARTICLE V INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 1413 Trovillion Avenue, City of Winter Park, County of Orange, State of Florida, and the name of the company's initial registered agent at that address is Charles R. Harrison, Esquire.

### **ARTICLE VI LIMITATION ON AGENCY AUTHORITY OF MEMBERS**

Pursuant to section 608.4235 of the Florida Limited Company Act, no member of the limited liability company shall be an agent of the limited liability company solely by virtue of being a member.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 16<sup>th</sup> day of November, 2004.

  
\_\_\_\_\_  
Charles R. Harrison, Authorized Representative

## REGISTERED AGENT CERTIFICATE


Pursuant to the provisions of Sections 608.415 and 608.407(1)(c) of the Florida Statutes, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is JustProps, LLC.

The name of the registered agent for JustProps, LLC is Charles R. Harrison and the street address of the registered agent's office is 1413 Trovillion Avenue, Winter Park, Florida 32789.

This statement is to acknowledge that, as stated above, JustProps, LLC appointed me, Charles R. Harrison, as its registered agent to accept service of process for the limited liability company at the place designated above in this certificate. I accept this 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.

Dated: 11/16/04

  
Charles R. Harrison

**FILED**  
**Nov 17, 2004 08:00 AM**  
**Secretary of State**