

2006 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Sep 01, 2006 8:00 am
Secretary of State

09-01-2006 90035 007 ****50.00

DOCUMENT # L05000112013					
1. Entity Name JMB PROPERTIES FLORIDA, LLC					
Principal Place of Business 16710 BOCILLA ISLAND CLUB DRIVE BOKEELIA, FL 33922 US			Mailing Address 16710 BOCILLA ISLAND CLUB DRIVE BOKEELIA, FL 33922 US		
2. Principal Place of Business		3. Mailing Address			
Suite, Apt. #, etc.		Suite, Apt. #, etc.			
City & State		City & State			
Zip	Country	Zip	Country		
4. FEI Number 20-3846080				Applied For <input type="checkbox"/> Not Applicable	
5. Certificate of Status Desired <input type="checkbox"/>				\$5.00 Additional Fee Required	
6. Name and Address of Current Registered Agent TIBBETTS, JAMES D 16710 BOCILLA ISLAND CLUB DRIVE BOKEELIA, FL 33922			7. Name and Address of New Registered Agent Name Street Address (P.O. Box Number is Not Acceptable) City FL Zip Code		
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.					
SIGNATURE <small>Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when re-registering)</small>					
Filing Fee is \$50.00 Due by September 6, 2006				Make check payable to Florida Department of State	
9. MANAGING MEMBERS/MANAGERS			10. ADDITIONS/CHANGES		
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGR JMB PROPERTIES, INC. 16710 BOCILLA ISLAND CLUB DRIVE BOKEELIA, FL 33922		<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
TITLE NAME STREET ADDRESS CITY-ST-ZIP			<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
TITLE NAME STREET ADDRESS CITY-ST-ZIP			<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
TITLE NAME STREET ADDRESS CITY-ST-ZIP			<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
TITLE NAME STREET ADDRESS CITY-ST-ZIP			<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
TITLE NAME STREET ADDRESS CITY-ST-ZIP			<input type="checkbox"/> Delete	<input type="checkbox"/> Change <input type="checkbox"/> Addition	
11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.					
SIGNATURE: <i>James D Tibbets</i>			August 28, 2006 239-282-1194		
<small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING MANAGING MEMBER, MANAGER, OR AUTHORIZED REPRESENTATIVE</small>					

ATTACHMENT 4010 2594

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**MINUTES OF 2005 ANNUAL SHAREHOLDERS MEETING
OF
JMB PROPERTIES FLORIDA, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

The first Annual Shareholders Meeting of the JMB Properties Florida, LLC was held in Mazatlan, Mexico, on the 13th day of March, 2006 at the Pueblo Bonito Emerald Bay Resort. This first Annual Shareholders Meeting will include business activity conducted from inception of the limited liability company through its first fiscal year close as of December 31, 2005.

The meeting was called to order at 4:00P by James D. Tibbetts, the Manager of the limited liability company.

The Manager then reported that the meeting had been called pursuant to a Waiver of Notice of Meeting signed by all Members on January 13, 2006. It was ordered that a copy of the notice be appended to the minutes of the meeting.

The Manager then read the roll of the shareholders from the Limited Liability Company Unit Ledger. The following Members were present:

<u>Member</u>	<u>% of Interest</u>	<u>Voting/Non-Voting</u>	<u>In Person</u>
Mary B. Tibbetts	50%	Voting	Yes
James D. Tibbetts	50%	Voting	Yes

The Manager stated that a majority of the total number of units issued and outstanding was represented and that the meeting was complete and ready to transact any business before it.

The Manager then gave a general report of the business and financial condition of the Limited Liability Company. It was noted that JMB Properties Florida, LLC had been recently formed under the laws of the State of Florida on November 21, 2005. The company was formed to conduct business in the real estate industry and to transact activity in sectors such as pre-construction, remodel/rehabilitation, rental property and other related real estate ventures.

The Manager and members have been developing the business plan for the company. Initial capitalization was agreed to and will be completed in January, 2006. The initial capitalization will be \$27,500. It was reported that the initial efforts of the Manager of the limited liability company was to assure the company was established, registered under the laws of the State of Florida and authorized to conduct business.

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A motion was made by the Manager, James D. Tibbetts and seconded by Mary B. Tibbetts to use the professional accounting services of Enesvedt & Christiansen, CPA's for the business enterprise. Motion passed.

The company had no gross income for the fiscal year ended December 31, 2005. Start-up business expenses were legal fees incurred during the formation of the company. As a result, the business will have a Two Thousand dollar (\$2,000) loss for the fiscal year.

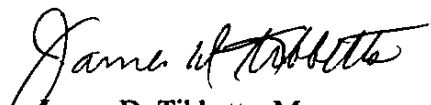
The Manager then reviewed the "Authority of the Manager". James D. Tibbetts was then duly elected and authorized Manager of JMB Properties Florida, LLC. The Manager then requested the Affidavit of Authority of the Manager be appended to the minutes of this annual meeting.

The Manager then called for any other business and the following action was taken:

A motion was made by Mary B. Tibbetts to engage Sun Trust Bank, Southwest Florida, St. James City, FL to provide services such as banking, financing and other services normally provided by a financial institution for the company. The motion was seconded by James D. Tibbetts. Motion passed.

There being no further business, a motion was made by James D. Tibbetts to adjourn the meeting. Mary B. Tibbetts seconded the motion. The motion was approved and the meeting adjourned at 5:00 PM.

Dated, this 13th day of March, 2006.


James D. Tibbetts, Manager

The following have been appended to the minutes of the meeting:

- Notice of the First Annual Member Meeting
- Affidavit of Authority of the Manager

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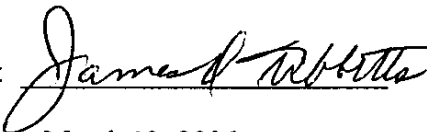
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AFFIDAVIT OF AUTHORITY OF THE MANAGER
OF
JMB PROPERTIES FLORIDA, LLC

On my oath and under penalties of perjury, I swear that I am the duly elected and authorized Manager of JMB Properties Florida, LLC a Florida Limited Liability Company. I certify that I have not been removed as Manager and have the authority to act for, and bind, JMB Properties Florida, LLC in the transaction of the business for which this affidavit is given as affirmation of my authority.

JMB Properties Florida, LLC

James D. Tibbetts, Manager

By: 
Date: March 13, 2006

ATTACHMENT 40102594

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**WAIVER OF NOTICE
OF THE ANNUAL MEETING OF THE MEMBERS OF**

JMB PROPERTIES FLORIDA, LLC

A FLORIDA LIMITED LIABILITY COMPANY

We, the undersigned Members, hereby agree and consent that the 2005 Annual Meeting of the Members of the JMB Properties Florida, LLC shall be held on the date, at the location and the time stated below, for the purpose of conducting such business as may lawfully come before said meeting. We hereby waive all notice of the meeting and any adjournment thereof.

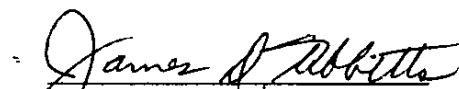
DATE: March 13, 2006

LOCATION: Pueblo Bonito Emerald Bay Resort, Mazatlan, Mexico

TIME: 4:00PM

Dated this 13th day of January, 2006.


Mary B. Tibbetts, Member


James D. Tibbetts, Member