

Dec. 27. 2005. 6:01PM  
Division of Corporations

No. 5870 P. 1 of 1

**LD5000123212**

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H05000292700 3)))

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To:  
Division of Corporations  
Fax Number : (850) 205-0383

From:  
Account Name : DRIVER, MCAFEE & GRIGGS, P.L.  
Account Number : I20020000137  
Phone : (904) 301-1269  
Fax Number : (904) 301-1279

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
2005 DEC 28 AM 9:40

RECEIVED  
05 DEC 28 AM 7:29  
DIVISION OF CORPORATION

**LIMITED LIABILITY COMPANY**

Commercial Property Partner, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

Electronic Filing Menu

Corporate Filing

Public Access Help

EFFECTIVE DATE  
01-02-06

*DP*

H05000292700 3

**ARTICLES OF ORGANIZATION  
OF  
COMMERCIAL PROPERTY PARTNER, LLC**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I - NAME**

The name of the limited liability company is Commercial Property Partner, LLC (the "Company").

**ARTICLE II - ADDRESS**

The street address of the principal office and the mailing address of the Company are:

One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

**ARTICLE III - PURPOSE**

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

**ARTICLE IV - DURATION AND EXISTENCE: EFFECTIVE DATE**

The Company will exist perpetually. These Articles of Organization shall be effective as of January 2, 2006, unless the filing of these Articles of Organization occurs more than ninety (90) business days prior to that date, in which event such existence commences on the date of filing of these Articles of Organization with the Secretary of State of the State of Florida.

**ARTICLE V - CONTINUATION OF LIMITED LIABILITY COMPANY**

So long as the Company continues to have at least one remaining member, the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member or the occurrence of any other event that terminates the continued membership of any member shall not cause the Company to be dissolved, and upon the occurrence of any such event, the Company shall be continued without dissolution. At any time there are no members, the Company shall not be dissolved and shall not be required to be wound up if, within one (1) year after the occurrence of the event that terminated the continued membership of the last remaining member, the personal representative or other legal representative of the last remaining member agrees in writing to continue the Company and agrees to the admission of the personal representative or other legal representative of such member or its nominee or designee to the Company as a member, effective as of the occurrence of the event that terminated the continued membership of the last remaining member.

Prepared by:  
Driver, McAfee & Griggs, P.L.L.C.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
904-301-1269

H05000292700 3

**EFFECTIVE DATE**  
01-02-06

2005 DEC 28 AM 9:40  
FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

Dec. 27. 2005 6:01PM

No. 5879 P. 3

H05000292700 3

**ARTICLE VI - REGISTERED OFFICE AND AGENT**

The Company hereby (i) designates One Independent Drive, Suite 1200, Jacksonville, Florida 32202 as the street address of the Company's registered office, and (ii) names Intrepid Registered Agent Services, LLC, as the Company's registered agent at that address to accept service of process within the State of Florida. ✓

**ARTICLE VII - MANAGEMENT AND AUTHORITY**

The Company shall be a manager-managed company. Pursuant to Section 608.4235, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

IN WITNESS THEREOF, the undersigned has hereunto set his hand and seal this 27<sup>th</sup> day of December 2005.

COMMERCIAL PROPERTY PARTNER, LLC

By: \_\_\_\_\_

Matthew S. McAfee, Authorized Representative

**ACCEPTANCE OF REGISTERED AGENT**

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with, and accepts, the obligations of such position.

Dated: December 27, 2005

INTREPID REGISTERED AGENT SERVICES, LLC

By: \_\_\_\_\_

Matthew S. McAfee, Executive Vice President

2005 DEC 28 AM 9:40  
SECRETARY OF STATE  
DIVISION OF CORPORATION

H05000292700 3