

ep.13.2006 9:50AM

Rappel Health Law Group, P.L.

N: 5674 P: 1 of 1

LD6000090245

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.**

((H06000226973 3)))



H060002269733ABC2

**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 : RAPPEL HEALTH LAW GROUP, P.L.  
Account Number : 076043001611  
Phone : (772) 778-8885  
Fax Number : (772) 778-8883

RECEIVED

06 SEP 13 AM 10:49

DIVISION OF CORPORATIONS

**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

**JEA Real Estate Holdings, LLC**

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$160.00

Electronic Filing Menu

Corporate Filing Menu

Help

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
06 SEP 13 AM 11:01

Fax Audit No. H06000226973

**ARTICLES OF ORGANIZATION  
OF  
JEA REAL ESTATE HOLDINGS, L.L.C.**

---

**ARTICLE I  
NAME**

The name of the Limited Liability Company ("Company") is

**JEA REAL ESTATE HOLDINGS, L.L.C.**

**ARTICLE II  
PRINCIPAL PLACE OF BUSINESS**

The principal place of business and mailing address of the Company is 372 17th Street Vero Beach, Florida 32960, or such a place as may be designated by the Members.

**ARTICLE III  
REGISTERED AGENT AND ADDRESS**

The Registered Agent of the Company is DEC Consultants, Inc., and the address of the Registered Agent is 1515 Indian River Boulevard, Suite A 210, Vero Beach, Florida 32960-7103

**ARTICLE IV  
PURPOSE**

The purpose and character of business to transact by the Company is:

- (a) To engage in the business to purchase or acquire buy, sell, own, trade in, hold, develop, lease, manage, subdivide, and otherwise deal in and with real property and to engage in such other lawful activities that are reasonably necessary, convenient, or incidental to that purpose.
- (b) To invest funds of the Company in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real and personal property.
- (c) To do everything necessary and proper for the accomplishment of any of the purposes in these Articles of Organization or any amendment thereto, necessary or incidental to the protection and benefit of the Company, and in general, either alone or in association with other corporations, companies, firms or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes or objects of the Company. The foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of the Company otherwise permitted by law.
- (d) The Company shall have all powers granted to Limited Liability Companies under Florida Law.

**ARTICLE V  
DURATION**

The Company shall continue in full force and effect in accordance with the Operating Agreement.

Robert Rappel, DO, Esq.  
RAPPEL HEALTH LAW GROUP, P.L.  
1515 Indian River Boulevard, Suite A 210  
Vero Beach, Florida 32960-7103  
772.778.8883/Fax 772.778.8883  
Florida Bar No.:0015156

Fax Audit No. H06000226973

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
09 SEP 13 AM 11:01

Fax Audit No. H06000226973

from the date of filing these Articles of Organization with the Secretary of State, or until dissolution prior thereto pursuant to the provisions hereof and upon filing of Articles of Dissolution with the Secretary of State pursuant to Florida Statutes, Section 608.441.

#### **ARTICLE VI** **MANAGEMENT**

The Company shall be managed by its Members in proportion to their Sharing Ratios (herein so called) of each initial Member as set forth in the Operating Agreement for the Company, and as adjusted from time to time to reflect the Sharing Ratios of any additional Members; provided, however, that the Members may, by operating agreement, provide for the management of the Company by the Members in a manner in proportion to the Members' Sharing Ratios adjusted as hereinabove set forth. The managing Member(s) of the Company and their addresses are:

Janet Ellen Anderson

372 17<sup>th</sup> Street  
Vero Beach, Florida 32960

Janet Ellen Anderson Trust

105 Cache Cay Drive  
Vero Beach, Florida 32963-1213

#### **ARTICLE VII** **ADDITIONAL MEMBERS**

Additional members may be admitted to the Company only upon the unanimous vote of the existing Members. New members may be admitted upon such terms and conditions as the existing Members may determine.

#### **ARTICLE VIII** **DISSOLUTION**

In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or upon the occurrence of any other event of dissolution as the members may specify by operating agreement, which terminates the continued membership of a Member in the Company, the Company shall be dissolved unless within thirty (30) days after such event, the remaining Members agree in writing to continue the business of the Company.

#### **ARTICLE IX** **INDEMNIFICATION**

The Company shall, to the fullest extent permitted by law, be entitled to indemnify and Member for any liability incurred in connection with any action, if such Member acted in good faith and in a manner it reasonably believed to be in furtherance of, or not opposed to, the best interests of the Company. The Company shall indemnify any person who is or was a party, or who is threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact that he or she is or was a Member, managing Member or employee of the Company, or is or was serving at the request of the Company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgments, decrees, fines, penalties and amounts paid in settlement, which were actually and reasonably incurred by him or her in connection with such action, suit or proceeding, if he or she acted in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the Company, and with respect to any criminal action or proceeding, he or she had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement conviction, or plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests

Robert Rappel, DO, Esq.  
RAPPEL HEALTH LAW GROUP, P.L.  
1515 Indian River Boulevard, Suite A 210  
Vero Beach, Florida 32960-7103  
772.778.8885/Fax 772.778.8883  
Florida Bar No.:0015156

Fax Audit No. H06000226973

of the Company.

Fax Audit No. H06000226973

**ARTICLE X**  
**LIMITATION OF LIABILITY OF MEMBERS**

The personal liability of the Members to the Company and other Members shall be limited to the maximum extent allowed by Florida law and there shall be no Member who is personally liable for the debts of, or claims against, the Company.

**ARTICLE XI**  
**TRANSFERABILITY OF INTEREST**

No Member of the Company may transfer or assign its interest in the Company without the prior written consent of all of the other Members. Any attempt to transfer or assign a Member's interest, without such a written consent, shall not entitle the transferee to participate in the management of the business and affairs of the Company or to become a Member. The transferee shall be only entitled to receive the share of profits or other compensation by way of income and the return of contributions to which the Member otherwise would be entitled.

**ARTICLE XII**  
**POWER TO AMEND**

The power to adopt, alter, amend or repeal the Articles of Organization of the Company shall be vested solely in the Members of the Company and shall be by a unanimous vote of approval of the Members.

**ARTICLE XIII**  
**LIMITED LIABILITY COMPANY REGULATIONS**

The power to adopt, alter, amend, or repeal the regulations of the limited liability company shall be vested in the Members of the Company. The Operating Agreement adopted by the Members may be repealed or altered; the Members may adopt a new or modify the existing operating agreement; and the Members may prescribe any modifications to the operating agreement made by them that such contents of the operating agreement may not be altered, amended, or repealed by the Member manager or managers. The operating agreement may contain any provisions for the regulation and management of the affairs of the limited liability company not inconsistent with law or the Articles of Organization.

IN WITNESS WHEREOF, the Member or authorized representative of a Member in accordance with Section 608.408(3), Florida Statutes, has caused these Articles of Organization to be executed this 13<sup>th</sup> day of September 2006.

Robert Rappel  
Authorized Representative or Member in  
Accordance with Section 608.408 the  
Execution of this Affidavit constitutes an  
Affirmation under the penalties of perjury  
That the facts stated herein are true.

STATE OF FLORIDA )  
 )  
COUNTY OF INDIAN RIVER )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September 2006, by Robert Rappel who is personally known to me and who did not take an oath.

Robert Rappel, DO, Esq.  
RAPPEL HEALTH LAW GROUP, P.L.  
1515 Indian River Boulevard, Suite A 210  
Vero Beach, Florida 32960-7103  
772.778.8883/Fax 772.778.8883  
Florida Bar No.:0015156



Notary Public  
Commission Number: 000478948

Fax Audit No. H06000226973

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
06 SEP 13 AM 11:11

Fax Audit No. H06000226973

**CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS  
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to the Provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designating the Registered Office/Registered Agent in the State of Florida.

1. The name of the Limited Liability Company is:  
  
JEA REAL ESTATE HOLDINGS, L.L.C.
2. The name and address of the registered agent and office is:  
  
DBC Consultants, Inc.  
1515 Indian River Boulevard  
Suite A 210  
Vero Beach, Florida 32960-7103

Having been named as 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.


By:   
Robert Rappel, President

Dated: September 13, 2006

STATE OF FLORIDA     )  
                                      )  
COUNTY OF INDIAN RIVER    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September 2006, by Robert Rappel who is personally known to me and who did not take an oath.



  
Notary Public  
Commission Number: DD04 78948

t:\ellaine\anderson\jea real estate holdings, llc\company formation documents\articles of organization 08.13.2006.doc

Robert Rappel, DO, Esq.  
RAPPEL HEALTH LAW GROUP, P.L.  
1515 Indian River Boulevard, Suite A 210  
Vero Beach, Florida 32960-7103  
772.778.8885/Fax 772.778.8883  
Florida Bar No.:0015156

Fax Audit No. H06000226973

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
06 SEP 13 AM 11:01