

L090000032516

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

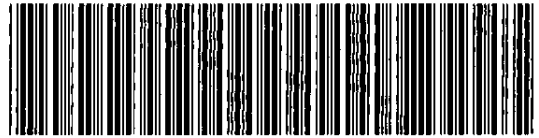
(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



500148221965

04/02/09--01013--005 \*\*125.00

FILED  
09 APR -2 AM 10:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

N. C. Gifford APR 3 - 2009

**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

March 31, 2009

**SUBJECT: PROPERTY PRO INVESTMENTS, LLC**

#10229 (Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

John H. Evans

(Name of Person)

John H. Evans, P.A.

(Firm/Company)

1702 S. Washington Avenue

(Address)

Titusville, FL 32780

(City/State and Zip Code)

For further information concerning this matter, please call:

John H. Evans

(Name of Person)

at ( 321 ) 267-5504

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee    ☐ \$130.00 Filing Fee & Certificate of Status    ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)    ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street/Courier Address**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY  
PROPERTY PRO INVESTMENTS, LLC**

These Articles of Organization of **PROPERTY PRO INVESTMENTS, LLC**, (the "Company"), are dated as of the 30<sup>th</sup> day of March, 2009, and are being duly executed and filed by the undersigned person pursuant to the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. It is further declared that the following articles shall serve as the charter and authority for the conduct of business of **PROPERTY PRO INVESTMENTS, LLC**.

**Article I – Name:**

The name of the limited liability company shall be: **PROPERTY PRO INVESTMENTS, LLC**.

**FILED**  
09 APR 22 AM 10:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**Article II - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is: 4481 Longbow Drive, Titusville, Florida 32796, but the Company shall have the power and authority to establish branch offices at other places as the members may designate.

**Article III - Registered Agent, Registered Office, & Registered Agent's Signature:**

The name and the Florida street address of the registered agent are:

**JOHN H. EVANS**, 1702 South Washington Avenue, Titusville, Florida 32780

*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 as provided for in Chapter 608, F.S..*

  
\_\_\_\_\_  
JOHN H. EVANS, Registered Agent

**Article IV - Management:**

The name and address of each Manager or Managing Member is as follows: This limited liability company shall be managed by one Manager. The name and address of the person who shall serve as Manager is Justin Morgan, 4481 Longbow Drive, Titusville, Florida 32796.

**Article V - Duration:**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**Article VI - Purposes and Powers:**

Besides 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, 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, to include execution of deeds, mortgages, notes or contracts;

3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, liabilities of any person, firm, association, 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, 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 any and all 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 an 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 going out of, 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 to do any act which a limited liability company, may not, under Florida laws, lawfully carry on, exercise, or do.

**Article VI - Exercise of Powers:**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

**Article VII - Membership Restrictions:**

Admission of new members and continuation of the limited liability company upon the death, retirement, resignation, expulsion, or bankruptcy of a member shall be set forth in the **PROPERTY PRO INVESTMENTS, LLC**, operating agreement.

**Article VIII - Profits and Losses:**

The division and allocation of profits and losses among the members shall be as set forth in the **PROPERTY PRO INVESTMENTS, LLC** operating agreement.

**IN WITNESS WHEREOF**, the undersigned being a member of the limited liability company certifies that this instrument constitutes the Articles of Organization for **PROPERTY PRO INVESTMENTS, LLC**

  
\_\_\_\_\_  
JOHN H. EVANS, Organizer