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TALLAHASSEE, FLORIDA

D. BRUCE

APR 15 2010

EXAMINER.

## COVER LETTER

**TO: Registration Section  
Division of Corporations**

**SUBJECT: SPRINGS PROPERTY GROUP, L.L.C.**  
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:

Daniel J. McAvoy

Name of Person

Firm/Company

6966 Roslyn Court

Address

North Port, FL 34287

City/State and Zip Code

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Daniel J. McAvoy

Name of Person

at ( 630 )

728.2406

Area Code & Daytime Telephone Number

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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 SPRINGS PROPERTY GROUP, L.L.C.,  
a Florida Limited Liability Company**

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

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

The name of the limited liability company shall be **SPRINGS PROPERTY GROUP, L.L.C.**, and its principal office shall be located at **6966 Roslyn Court, North Port, Florida 34287**, in Sarasota County, Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**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 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,

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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 do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### ARTICLE III. EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of 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 IV. MANAGEMENT

This limited liability company shall be managed by one or more managers, who may or may not be members. The names and addresses of the persons who shall serve until the first annual meeting of members/until their successors are elected and qualified are as follows:

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**Daniel J. McAvoy**  
**6966 Roslyn Court**  
**North Port, Florida 34287**

**Michael G. McVey**  
**6966 Roslyn Court**  
**North Port, Florida 34287**

ARTICLE V.  
MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of all members. 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 on unanimous consent of the remaining members.

ARTICLE VI.  
CAPITAL CONTRIBUTIONS

Capital in the initial amount of \$1,000.00 cash shall be paid in to the limited liability company by its members in the following shares:

Daniel J. McAvoy	92.00%
Michael G. McVey	8.00%

Additional contributions will be made by the members in the same proportions as required for investment purposes, or in such other proportions as the members shall by unanimous consent determine, provided that no member's capital account shall be reduced below 5% of the total capital of the limited liability company.

ARTICLE VII.  
PROFITS AND LOSSES

(a) *Profit Sharing.* The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to distributive share of the profits in proportion to the amount of his or her capital account as a share of the total capital of the limited liability company. The

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distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being 30 April 2010.

(b) *Losses.* All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares. Losses shall decrease the capital accounts of the members or shall be paid by the members in proportion to the amount of each member's capital account as a share of the total capital of the limited liability company, measured before the application of the loss.

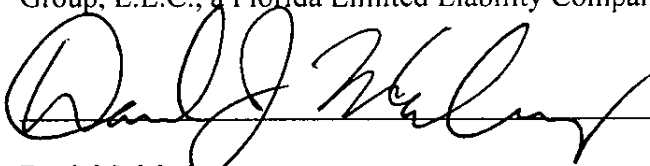
#### ARTICLE VIII. EFFECTIVE DATE AND DURATION

These Articles shall become effective when executed by all members as reflected by the dates written opposite their signatures. This limited liability company shall exist until 29 February 2040, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

#### ARTICLE IX. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

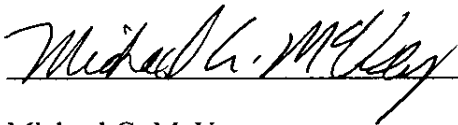
The address of the initial registered office of the limited liability company is **6966 Roslyn Court, North Port, Florida 34287**, and the name of the company's initial registered agent at that address is **Daniel J. McAvoy**.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Springs Property Group, L.L.C., a Florida Limited Liability Company



Daniel J. McAvoy  
6966 Roslyn Court  
North Port, Florida 34287

12 April 2010



Michael G. McVey  
6966 Roslyn Court  
North Port, Florida 34287

12 April 2010

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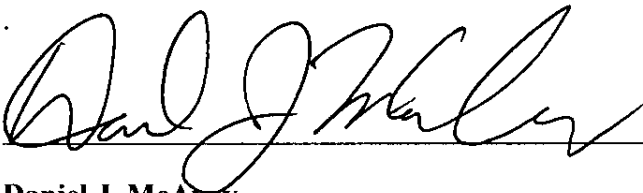
STATE OF FLORIDA, COUNTY OF SARASOTA

Pursuant to the provisions of the Florida Limited Liability Company Act, 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 **Springs Property Group, L.L.C.**.  
The name of the registered agent for SPRINGS PROPERTY GROUP, L.L.C. is **Daniel J. McAvoy** and the street address of the company's principal office where the agent is located is **6966 Roslyn Court, North Port, Florida 34287**

This statement is to acknowledge that, as indicated above, SPRINGS PROPERTY GROUP, L.L.C. has appointed me, **Daniel J. McAvoy**, as its registered agent to accept service of process for the 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: 12 April 2010



**Daniel J. McAvoy**

**6966 Roslyn Court, North Port, Florida 34287**

Subscribed and sworn to before me on the 12 April 2010.



Notary Public



CORD C. MELLOR  
MY COMMISSION # DD 750216  
EXPIRES: February 23, 2012  
Bonded Thru Budget Notary Services

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