

L11000088054

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

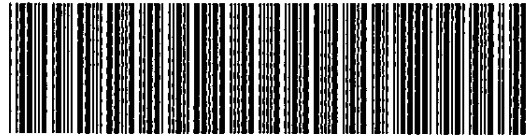
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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07/29/11--01016--023 **13U.UU

EFFECTIVE DATE 08-05-11

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11 JUL 29 PM 3:06

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B. BOSTICK
AUG 1 2011
EXAMINER

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: THE JAMES GROUP PROPERTY MANAGEMENT, LLC. .

(Proposed company name - must include suffix)

Enclosed is an original and one (1) copy of the Limited Liability Company and a check for:

☐ \$125.00
Filing fee & Designation
of Registered Agent

☒ \$130.00
Filing Fee, Designation of
Registered Agent, &
Certificate of Status

☐ \$160.00
Filing Fee, Designation
of Registered Agent,
Certified Copy, &
Certificate of Status

Please return all correspondence concerning this matter to the following:

JAMES CURTIN
1255 BELLE AVE., SUITE 125 BOX 7,
WINTER SPRINGS, FL 32708

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JUL 27 PM 3:05
TALLAHASSEE, FLORIDA

For Further information concerning this matter, please call: JAMES CURTIN
at (407) 535-5408.

Street Address:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

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

ARTICLES OF ORGANIZATION

OF

THE JAMES GROUP PROPERTY MANAGEMENT, LLC.

The undersigned subscribers to this limited liability company, natural persons competent to contract, hereby form a limited liability company under the laws of the State of Florida.

ARTICLE I - NAME

The name of the Limited Liability Company is: THE JAMES GROUP PROPERTY MANAGEMENT, LLC.

ARTICLE II - ADDRESS

The mailing address and the street address of the principal office of the Limited Liability Company is 1255 BELLE AVE., SUITE 125, BOX 7, WINTER SPRINGS, FL 32708.

ARTICLE III - NATURE OF BUSINESS

The general character or nature of the business to be transacted by this corporation is as follows:

(a) To acquire by purchase, lease or otherwise, lands and interest in lands, and to own, hold, improve, develop and manage any real estate so acquired, and to erect, or cause to be erected, on any lands owned, held or occupied, and to encumber or dispose of any lands, or interest in lands, and any buildings or other structures, at any time owned or held by the business. To buy, sell, mortgage, exchange, lease, hold for investment or otherwise, use and operate, real estate of all kinds improve or unimproved, or any right or interest therein.

(b) To acquire, by purchase, lease, manufacture or otherwise, any personal property deemed necessary or useful in the equipment, furnishing, improvement, development or management of any property, real or personal, at any time owned, held or occupied by the business, and to invest, trade, lease, rent, encumber or dispose of any personal property at any time owned or held by the business.

(c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and to execute such mortgages, transfers of business property, or other instruments to secure the payment of corporate indebtedness as required.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(d) To purchase the business assets of any other business and engage in the same or other character of business.

(e) To become a partner with any person or persons, corporation, or any other business entity and engage in the same or other character of business.

(f) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other LLC of the State of Florida or any other state or government, and while owner of such stock, to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

(g) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any firm, association or business, or calculated to facilitate the same.

(h) To carry on any or all of its operations and business, and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like businesses.

(i) To do any or all of the things herein set forth to the same extent as natural persons might or could do, and in any part of the world as principals, agents, contractors or otherwise, alone or in company with others, and to do and perform all such things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts above named.

The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in anyway limited or restricted by reference to or inference from the terms of any other objects, powers, or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

ARTICLE III - REGISTERED AGENT

The registered agent of this company shall be:

NAME

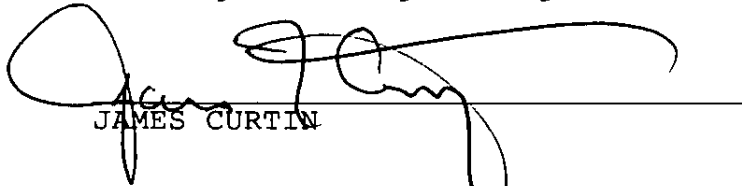
ADDRESS

JAMES CURTIN

1255 BELLE AVE., SUITE 125 BOX 7,
WINTER SPRINGS, FL 32708

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11 JUL 29 PM 3:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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.


JAMES CURTIN

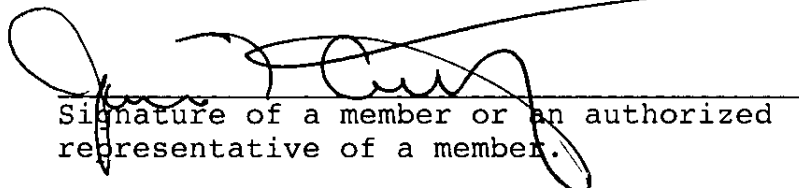
ARTICLE IV - MANAGEMENT

The name and address of each Manager or Managing Member is as follows:

<u>Title:</u>	<u>Name and Address:</u>
Manager	JAMES CURTIN 1255 BELLE AVE., SUITE 125 BOX 7, WINTER SPRINGS, FL 32708
Managing Member	GAIL PUCO 1255 BELLE AVE., SUITE 125 BOX 7, WINTER SPRINGS, FL 32708

ARTICLE V - EFFECTIVE DATE

The effective date of the Limited Liability Company is requested to be August 5, 2011.


Signature of a member or an authorized
representative of a member.

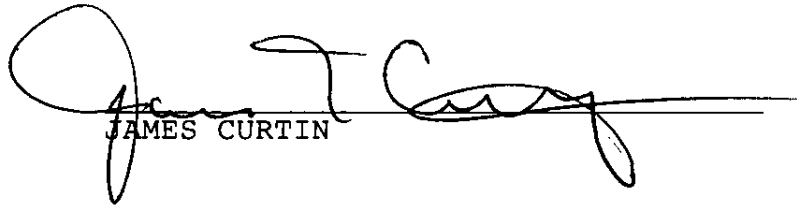
(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

James Curtin
Printed name of signed

Filing Fees:
\$100.00 Filing Fee for Articles of Organization
\$ 25.00 Designation of Registered Agent
\$ 5.00 Certificate of Status (Optional)

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11 JUL 29 PM 3:05
CLERK OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, We have hereunto set our hands and seals, acknowledged and filed the foregoing Limited Liability Company under the laws of the State of Florida this 25th day of July, 2011.

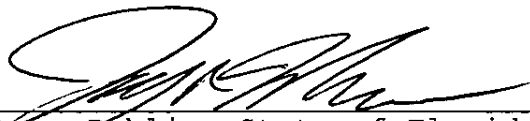

JAMES CURTIN

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of July, 2011, by JAMES CURTAIN, who is personally known to me or who has produced driver's license as identification and who did take an oath.



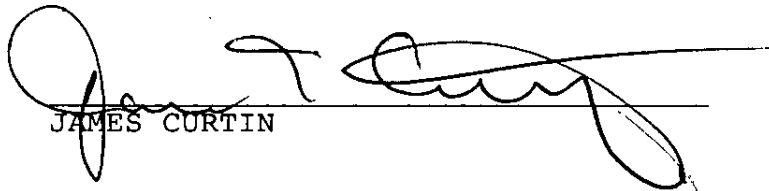
JEFFERY R. MARKHAM
MY COMMISSION # DD 892860
EXPIRES: September 25, 2013
Bonded Thru Budget Notary Services


Notary Public, State of Florida
At Large
My Commission Expires:



JEFFERY R. MARKHAM
MY COMMISSION # DD 892860
EXPIRES: September 25, 2013
Bonded Thru Budget Notary Services

Having been named as Registered Agent and to accept Service of Process for the above-stated company at the place designated herein, 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.


JAMES CURTIN

DATE: July 25, 2011

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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