

L/2000068234

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

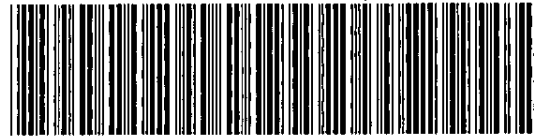
Special Instructions to Filing Officer:

A. LUNT

MAY 21 2011

EXAMINER

Office Use Only



100235048131

05/18/12--01027--005 **125.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2012 MAY 18 PM 4:08

FILED

LAW OFFICES
WARCHOL, MERCHANT & ROLLINGS, LLP

A FLORIDA LIMITED LIABILITY PARTNERSHIP
FEIN 59-2851736

MARTHA S. WARCHOL
WILLIAM C. MERCHANT
Certified Circuit Court Mediator
Court Appointed Arbitrator
HARVEY ROLLINGS
Certified Circuit Court Mediator
MARK HOROWITZ, P.A.
CHARLES C. JONES II, PA
KATHARYN OWEN

1633 SOUTHEAST 47TH TERRACE
CAPE CORAL, FLORIDA 33904
OR
POST OFFICE BOX 100767
CAPE CORAL, FLORIDA 33910

(239) 542-0700
FAX (239) 542-5689
www.WMRLawoffice.com

SENDER'S E-MAIL: JONES@WMRLAWOFFICE.COM

May 10, 2012

Department of State
Division of Corporations
Corporate Filings
2661 Executive Center Circle, West
Tallahassee, Florida 32301

FILED
MAY 18 PM 4:00
TALLAHASSEE, FLORIDA

Re: **Articles of Incorporation, SKABAR PROPERTIES, LLC**

Dear Secretary:

Enclosed, please find the Articles of Incorporation for **SKABAR PROPERTIES, LLC**. The appropriate filing fee in the amount of \$125.00 is also enclosed. Upon receipt, please file the articles accordingly and forward proof of its active status to me at the address provided above.

I appreciate your assistance with this matter. If you have any questions regarding the foregoing, please feel free to contact me.

Very Truly Yours,



Charles C. Jones, II, Esquire

CCJ/dt
Enclosure

ARTICLES OF ORGANIZATION OF SKABAR PROPERTIES, LLC

The undersigned certifies that, 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, declare that the following Articles shall serve as the Charter and authority of the conduct of business of the limited liability company.

ARTICLE I NAME, PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The name of the limited liability company shall be **SKABAR PROPERTIES, LLC**, and its mailing address and principal office shall be located at 107 SW 51 Terrace, Cape Coral, Florida 33914, 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 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.
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, and perform any service under contract or otherwise for any corporation, joint stock company, 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

FILED
MAY 18 PM 4:08
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF CAPE CORAL
FLORIDA

enterprise in connection with or 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 settlements 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, 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 IV MANAGEMENT

The Limited Liability Company's management is reserved to its member whose name and address is as follows:

Ronald Skabar
107 SW 51 Terrace
Cape Coral, Florida 33914

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.

FILED
2012 MAY 18 PM 4:00
CLERK OF STATE
TALLAHASSEE, FLORIDA

**ARTICLE VI
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 1633 SE 47th Terrace, Cape Coral, Florida 33904, and the name of the company's initial registered agent at that address is Charles C. Jones, Esq.

IN WITNESS THEREOF, the undersigned has executed these Articles of Organization on behalf of the Company this 29 day of April, 2012.


Ronald Skabar, Authorized Representative

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

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.


Charles C. Jones, Registered Agent

FILED
2012 MAY 18 PM 4:00
TALLAHASSEE, FLORIDA