

L 12000118022

SEP 14, 2012 11:50AM
Division of Corporations

GUNSTER

NO. 876

Page 1 of 1

Florida Department of State
Division of Corporations
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.

((H12000226330 3)))



H120002263303ABCT

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) 617-6383

From:

Account Name : GUNSTER, YOAKLEY, ETAL. (WEST PALM BEACH)
Account Number : 076117000420
Phone : (561) 650-0728
Fax Number : (561) 671-2527

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: entitvadministration@gunster.com

FLORIDA LIMITED LIABILITY CO.
C&B Properties, LLC

Certificate of Status	1
Certified Copy	1
Page Count	95 06
Estimated Charge	\$160.00

AHn: Kaven Salty
re Letter #
912A00023163

Please use
original submission
date.
Thank you!

Electronic Filing Menu

Corporate Filing Menu

Help

K. SALY
EXAMINER

SEP 17 2012

SEP. 14. 2012 11:50AM

GUNSTER

NO. 376

P. 2

850-617-6381

9/14/2012 8:54:02 AM PAGE 1/001 Fax Server



September 14, 2012

FLORIDA DEPARTMENT OF STATE

GUNSTER, YOAKLEY, ETAL. (WEST PALM BEACH) ^{Division of Corporations}

SUBJECT: C&B PROPERTIES, LLC
REF: W12000047500

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Due to transmission problems, your faxed document or coversheet is illegible or incomplete. Please refax the document and cover sheet to this office for processing.

If you have any questions concerning the filing of your document, please call (850) 245-6870.

Karen A Saly
Regulatory Specialist II

FAX Aud. #: H12000226330
Letter Number: 912A00023163

RECEIVED
12 SEP 14 PM 1:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

P.O BOX 6327 - Tallahassee, Florida 32314

FILED

12 SEP 13 AM 8:28

H12000226330 3

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
FOR
C&B PROPERTIES, LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE I -

Name

The name of the Limited Liability Company is C&B PROPERTIES, LLC (the "Company").

ARTICLE II -

Duration

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

ARTICLE III -

Nature of Business

This Company is organized for the purpose of transacting any and all lawful business.

ARTICLE IV -

Address

The initial principal office address of the Company is 200 San Remo Drive, Jupiter, Florida 33458.

The initial mailing address of the Company is 200 San Remo Drive, Jupiter, Florida 33458.

ARTICLE V -

Initial Registered Agent and Registered Office

The street address of the initial registered office of the Company is 200 San Remo Drive, Jupiter, Florida 33458, and the name of the initial registered agent of this Company at that address is CATHLEEN HULLIGAN.

ARTICLE VI -

Management

The Company shall be member-managed in accordance with the Operating Agreement of the Company. The initial members of the Company are:

H12000226330 3

H12000226330 3

WILLIAM P. HULLIGAN
19759 Loxahatchee River Road
Jupiter, FL 33458

CATHLEEN HULLIGAN
200 San Remo Drive
Jupiter, FL 33458

ARTICLE VII -
Membership Certificates

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

ARTICLE VIII -
Indemnification

This Company shall indemnify to the fullest extent permitted under and in accordance with the laws of the State of Florida any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was manager, member, managing member or officer of this Company, or is or was serving at the request of this Company as a manager, member, director, officer, trustee, employee or agent of or in any other capacity with another company, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding.

Expenses (including attorney's fees) incurred by an member, manager or officer in defending any civil, criminal, administrative or investigative proceeding shall be paid by the Company in advance of the final disposition of such proceeding upon receipt of an undertaking (secured or unsecured as may be determined by the Company) by or on behalf of such member, manager or officer to repay such amount if it shall ultimately be determined that such member, manager or officer is not entitled to be indemnified by the Company as authorized in this Article. Such expenses (including attorneys' fees) incurred by other employees and agents shall also be so paid upon such terms and conditions, if any, as the Company deems appropriate.

Notwithstanding the foregoing, indemnification or advancement of expenses shall not be made to or on behalf of any member, manager, managing member, officer, employee, or agent if a judgment or other final adjudication establishes that the actions, or omissions to act, of such member, manager, managing member, officer, employee, or agent were material to the cause of action so adjudicated and constitute any of the following:

- (a) A violation of criminal law, unless the member, manager, managing member, officer, employee, or agent had no reasonable cause to believe such conduct was unlawful.
- (b) A transaction from which the member, manager, managing member, officer, employee, or agent derived an improper personal benefit.
- (c) In the case of a manager or managing member, a circumstance under which the liability provisions of section 608.426 of the Florida Statutes are applicable.

H12000226330 3

(d) Willful misconduct or a conscious disregard for the best interests of the limited liability company in a proceeding by or in the right of the limited liability company to procure a judgment in its favor or in a proceeding by or in the right of a member.

The indemnification provided by this Article shall continue as to an indemnified person who has ceased to be a member, manager, managing member, officer, employee, or agent and shall inure to the benefit of the estate, heirs, personal representatives, beneficiaries, executors and administrators of such person. All rights to indemnification and advances under this Article shall be deemed to be a contract between the Company and each indemnified person at any time while this Article is in effect. Any repeal or modification of this Article or any repeal or modification of relevant provisions of the Florida Limited Liability Company Act or any other applicable laws shall not in any way diminish the rights to indemnification of such indemnified person or the obligations of the Company arising hereunder for claims relating to matters occurring prior to the repeal or modification.

ARTICLE IX -
Amendment

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the
13 day of September, 2012.


Lisa A. Schneider, Authorized Representative

(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.)

H12000226330 3

SEP. 14. 2012 11:50AM

GUNSTER

NO. 376 P. 6

H12000226330 3

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, CATHLEEN HULLIGAN hereby accepts the appointment as registered agent and agrees to act in this capacity. CATHLEEN HULLIGAN further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and CATHLEEN HULLIGAN is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, F.S.


CATHLEEN HULLIGAN

Dated: 9/14, 2012.