

L140000169017

(Requestor's Name)

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(Address)

(City/State/Zip/Phone #)

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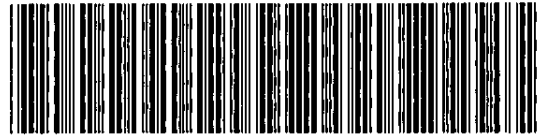
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

14 OCT 29 PM 2:25

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DIVISION OF CORPORATIONS

OCT 30 2014

T. BROWN

~~21116 115029~~

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: JSF OFFICE, 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:

Stuart E. Goldberg
Name of Person

Law Offices of Stuart E. Goldberg, PL
Firm/Company

Post Office Box 12458
Address

Tallahassee, FL 32317
City/State and Zip Code

jfixel@floridaeminentdomainattorneys.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Stuart Goldberg at (850) 222-4000
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> \$125.00 Filing Fee | <input checked="" type="checkbox"/> \$130.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 27, 2014

STUART E. GOLDBERG
LAW OFFICES OF STUART E GOLDBERG, PL
PO BOX 12458
TALLAHASSEE, FL 32317

SUBJECT: JSF OFFICE, L.L.C.
Ref. Number: W14000065029

We have received your document for JSF OFFICE, L.L.C. and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Teresa Brown
Regulatory Specialist II

Letter Number: 214A00022898

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DIVISION OF CORPORATIONS

ARTICLES OF ORGANIZATION

OF

JSF OFFICE, L.L.C.

The undersigned, under the provisions of Chapter 605 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

Article I. Name

The name of this limited liability company is JSF Office, L.L.C. ("the Company").

Article II. Duration

Unless earlier terminated under the law or the Operating Agreement, the duration of the Company shall be perpetual.

Article III. Address of Principal Office

The street address and the mailing address of the principal office of the Company is 251 N. Rosehill Drive, Tallahassee, Florida 32312.

Article IV. Initial Registered Agent and Address

The name and street address of the initial registered agent of the Company is Stuart E. Goldberg, 2039 Centre Pointe Boulevard, Suite 201, Tallahassee, Florida 32308.

Article V. Admission of Additional Members

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the Operating Agreement of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or to become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

Article VI. Members' Rights to Continue Business

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, the remaining members of the Company shall have the right to continue the business of the Company, provided that all remaining members consent to the continuation and there is at least one remaining member.

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TALLAHASSEE, FLORIDA

Article VII. Management

The Company is a manager managed company. Management of the Company shall be reserved to the manager. The name and address of the sole member of the Company is:

Fixel Holdings, L.L.C.
251 N. Rosehill Drive
Tallahassee, Florida 32312

The name and address of the initial manager is Joe W. Fixel, 251 N. Rosehill Drive, Tallahassee, Florida 32312.

Article VIII. Indemnification

Except as expressly provided in the Operating Agreement, the Company shall indemnify any member, manager, or former member or manager to the full extent possible under the law.

Under penalties of perjury, I, Joe W. Fixel, as the Operating Manager of Fixel Holdings, L.L.C., a Florida limited liability company, the sole member of this limited liability company, declare that I have read the foregoing Articles of Organization and the facts stated in it are true.

Signed at Tallahassee, Leon County, Florida, on the 21 day of October, 2014.

Fixel Holdings, L.L.C., a Florida limited liability company

By: 

Joe W. Fixel, Operating Manager
Sole Member

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113 of the Florida Statutes (2013), the undersigned limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is JSF Office, L.L.C.
2. The name and address of the registered agent and office is Stuart E. Goldberg, 2039 Centre Pointe Boulevard, Suite 201, Tallahassee, Florida 32308.

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 property and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Signed at Tallahassee, Leon County, Florida, on the 21 day of October, 2014.



Stuart E. Goldberg