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2015 FEB -2 AM 10:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

K. SALY
EXAMINER
FEB -8 2015



February 2, 2015

Secretary of State, Florida
2661 Executive Circle Center
Tallahassee FL 32301

Re: Order #: 9428506 SO
 Customer Reference 1: None Given
 Customer Reference 2: None Given

Dear Secretary of State, Florida :

Please obtain the following:

Florida Professional Landlords, LLC (FL)
Formation
Florida

Enclosed please find a check for the requisite fees. Please return document(s) to the attention of the undersigned.

If for any reason the enclosed cannot be processed upon receipt, please contact the undersigned immediately at (850) 222-1092 .

Thank you very much for your help.

Sincerely,

Connie R Bryan
Senior Fulfillment Specialist
Connie.Bryan@wolterskluwer.com

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: Florida Professional Landlords, LLC
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:

Lainie M. Berntsen
Name of Person

Foley & Mansfield, PLLP
Firm/Company

250 Marquette Avenue, Suite 1200
Address

Minneapolis, MN 55401
City/State and Zip Code

hjohnson@the-beach.net
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Lainie M. Berntsen at (612) 216-0258
Name of Person Area Code Daytime Telephone Number

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
OF
FLORIDA PROFESSIONAL LANDLORDS, LLC**

FILED
2015 FEB -2 AM 10:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being a natural person eighteen (18) years of age or older, and for the purpose of forming a limited liability company for general business purposes under Chapter 605 of the Florida Statutes, as amended, does hereby adopt the following Articles of Organization:

ARTICLE I

Name

The name of the limited liability company is: Florida Professional Landlords, LLC (the "Company")

ARTICLE II

Principal Office and Mailing Address

The principal office and mailing address of the limited liability company is:

Harry Johnson, Jr.
323 Sunny Isles Boulevard
Suite 504
Sunny Isles, FL 33160

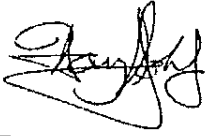
ARTICLE III

Registered Office and Agent

The name and address of the Company's noncommercial registered agent is:

Harry Johnson, Jr.
323 Sunny Isles Boulevard
Suite 504
Sunny Isles, FL 33160

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 605, F.S.*



By: _____
Harry Johnson, Jr., Registered Agent

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2015 FEB -2 AM 10:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV
Authorized Members; Managers

Harry Johnson, Authorized Member and Manager
9569 Harding Avenue
Surfside, FL 33154

Brenton Hayden, Authorized Member and Manager
6101 Baker Road #200
Minnetonka, MN 55345

Kevin Ortner, Authorized Member and Manager
6101 Baker Road #200
Minnetonka, MN 55345

ARTICLE V
Period of Existence

The period of existence of the limited liability company shall be perpetual. The limited liability company shall not dissolve or be terminated upon the occurrence of any event that terminates the continued membership of a member in the limited liability company.

ARTICLE VI
Organizer

The name and address of the sole organizer of the limited liability company is Benjamin R. Skjold, 4770 Biscayne Boulevard, Miami, Florida 33137.

ARTICLE VII
Transferability of Interests

A member may transfer, sell or otherwise dispose of a membership interest only in accordance with the restrictions on this right of transferability imposed in a member control agreement, by resolution adopted by the members, or by an agreement among or other written action by members or among them and the limited liability company.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII
Preemptive Rights Prohibition

Except as may be provided in any member control agreement governing the limited liability company, members of the limited liability company shall have no preemptive rights.

ARTICLE IX
Cumulative Voting Prohibition

Except as may be provided in any member control agreement governing the limited liability company, members of the limited liability company shall have no rights of cumulative voting.

ARTICLE X
Limitation of Liability of Directors

A director of the limited liability company shall not be personally liable to the limited liability company or its members for monetary damages for breach of fiduciary duty as a director, except for liability (i) based on a breach of the director's duty of loyalty to the limited liability company or its members, (ii) for acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law, (iii) under Florida Statutes, Chapter 605 (iv) for any transaction from which such director derived an improper personal benefit. If Florida Statutes, Chapter 605, is hereafter amended to authorize the further elimination or limitation of the liability of directors, then the liability of a director of the limited liability company, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by Florida Statutes, Chapter 605, as amended. Any repeal or modification of this Article by members of the limited liability company shall be prospective only and shall not adversely affect any limitation on the personal liability of a director of the limited liability company existing at the time of such repeal or modification.

ARTICLE XI
Action by Written Consent; Board of Directors

Any action required or permitted to be taken at a meeting of the Board of Directors, which does not require the approval of the members, may be taken by written action signed by the number of directors that would be required to take the same action at a meeting at which all directors were present. However, if the action is one which must be approved by the members, such action may be taken by written action signed by all of the directors then in office.

ARTICLE XII
Action by Written Consent; Members

Any action required or permitted to be taken at a meeting of the members may be taken by written action signed by the members who possess the voting power that would be required to take the same action at a meeting of the members at which all members were present.

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TALLAHASSEE, FLORIDA

ARTICLE XIII
Membership Interest

The membership interests of the Company shall be ordinary membership interests entitled to vote as provided by law consisting of one class, without series, with equal rights and preferences in all matters unless and until separate classes and/or series of membership interests are authorized by the Board of Directors pursuant to these Articles of Organization:

Subject to the approval of such action by the unanimous consent of the members, the Board of Directors of the Company may, from time to time, establish by resolution different classes and/or series of membership interests and may fix the rights and preferences of said membership interests in any class or series.

A member may assign and transfer his, her, or its governance rights with less than unanimous consent of the members of the Company if and to the extent permitted in a member control agreement.

ARTICLE XIV
Membership Termination

A member may be expelled in accordance with the terms set forth in a member control agreement.

IN WITNESS WHEREOF, I have hereto set my hand this _30th day of January, 2015.



Benjamin R. Skjold, Organizer