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1. Nickel Properties, LLC  
(CORPORATE NAME AND DOCUMENT #)
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
3. \_\_\_\_\_  
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(CORPORATE NAME AND DOCUMENT #)

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SPECIAL INSTRUCTIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ARTORGcdt  
NICKELARTskd

**ARTICLES OF ORGANIZATION**  
  
**OF**  
  
**NICKEL PROPERTIES, LLC**  
**A FLORIDA LIMITED LIABILITY COMPANY**

Pursuant to the provisions of Chapter 605, Florida Statutes, as amended, the following are hereby adopted and filed as the Articles of Organization of this Florida limited liability company:

ARTICLE I - NAME

The name of this Company shall be:

**Nickel Properties, LLC**

ARTICLE II - INITIAL PRINCIPAL OFFICE

The initial principal place of business of the Company is:

233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

The initial mailing address of the Company is:

233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

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ARTICLE III - DURATION

The Company is to commence its existence on the date of filing of these Articles by the Secretary of the State of Florida. This Company shall exist perpetually.

ARTICLE IV - PURPOSE

This limited liability company is organized for the following purposes:

- (a) **Real estate management;** and
- (b) Pursuant to Section 605.0108, Florida Statutes, The transaction of any and all other lawful business for which limited liability companies may be organized, including but not limited to those powers enumerated in Section 605.0109, Florida Statutes, as amended, and the doing of all lawful things related thereto.

ARTICLE V - MANAGEMENT

This Company will be a **Manager-managed** Company and will be managed by four (4) Managers initially. The number of Managers may be increased or decreased by the Members from time to time, but shall never be less than one (1). Any and all powers and duties conferred or imposed upon the Manager(s), in addition to those contained in Chapter 605, Florida Statutes, as amended, shall be pursuant to the provisions of the Operating Agreement

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of the Company or pursuant to a duly adopted resolution of the Members. The names and addresses of the initial Managers are:

Manager: Nicolaas Simonis  
233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

Manager: Audrey Simonis  
233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

Manager: Elliott Russian  
233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

Manager: Laura L. McInnes  
233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

ARTICLE VI - INITIAL REGISTERED AGENT AND OFFICE

The name of the initial registered agent and the street address of the initial registered agent of this Company is:

Nicolaas Simonis  
233 6<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

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ARTICLE VII - RESTRAINT ON TRANSFER

The Members may, by agreement, impose any reasonable restraint on the sale, conveyance, gifting, transfer, encumbrance or alienation of Membership Interests.

ARTICLE VIII - AMENDMENT

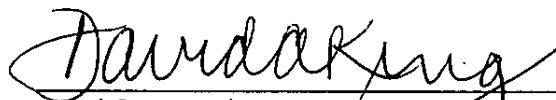
The Members reserve the right to alter, amend or repeal any provisions contained in these Articles of Organization, or to adopt new provisions, and the method for same shall be contained in the Operating Agreement of the Company.

ARTICLE IX - AUTHORIZED REPRESENTATIVE

The name and address of the person, authorized by the Members, who is signing these Articles of Organization is:

David A. King  
Attorney at Law  
1416 Kingsley Avenue  
Orange Park, FL 32073

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization, this 25th day of February, 2015.

  
\_\_\_\_\_  
David A. King, Attorney,  
as authorized representative of  
the Members.

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FLORIDA

CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT  
FOR LIMITED LIABILITY COMPANY

Pursuant to Section 605.0113, Florida Statutes, the  
following is submitted:

Nickel Properties, LLC

desiring to organize under the laws of the State of Florida,  
with its principal office as indicated in the Articles of  
Organization, has named as its Registered Agent to accept  
service of process within this State:

Nicolaas Simonis  
233 6th Avenue North  
Jacksonville Beach, FL 32250

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TALLAHASSEE

ACKNOWLEDGEMENT:

Having been named as Registered Agent to accept service of  
process for the above stated limited liability company, at the  
place designated in this Certificate, I hereby acknowledge that  
I am familiar with said laws of the State of Florida, and I  
hereby agree to act in this capacity, and I agree to comply with  
the provisions of said laws.



\_\_\_\_\_  
Nicolaas Simonis