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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : SMITH, STOUT, BIGMAN & BROCK, P.A.
Account Number : I20050000189
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**FLORIDA LIMITED LIABILITY CO.
SPS Real Estate PLLC**

Certificate of Status	0
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ARTICLES OF ORGANIZATION

of

SPS REAL ESTATE PLLC

A Florida Professional Limited Liability Company

The undersigned member, a natural person competent to act and a real estate broker duly licensed to render service as such under the laws of the State of Florida, hereby forms this professional limited liability company (hereinafter referred to as "this company") under the provisions of the Florida Professional Service Corporation and Limited Liability Company Act.

ARTICLE 1

NAME

The name of this company is: **SPS REAL ESTATE PLLC**

ARTICLE 2

TERM OF EXISTENCE

The term of existence of this company is perpetual. The date and time at which the existence of this company begins is the date and time of filing of these articles of organization by the Department of State of the State of Florida.

ARTICLE 3

PURPOSE

The purposes for which this company is organized are as follows:

(a) To engage in every phase and aspect of the business of rendering the same professional services to the public that a real estate broker duly licensed under the laws of the State of Florida is authorized to render, but such professional services shall be rendered only through officers, employees, and agents of this company who are duly licensed under the laws of the State of Florida to render such professional services therein.

(b) To promote real estate brokerage knowledge; to invest the funds of this company in real estate, mortgages, stocks, bonds or any other types of investments, and to own real and personal property, enter into contracts and engage in any lawful business necessary for the rendering of such professional services.

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(c) To do everything necessary and proper for the accomplishment or furtherance of any of the purposes or objectives of this company enumerated in these Articles of Organization, or any amendment thereto, necessary or incidental to the protection and benefit of this company; and in general, either alone or in association with other companies, firms or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment or furtherance of such purposes or objectives of this company.

(d) It is intended that this company may conduct and transact any business lawfully authorized and not prohibited by Chapter 621 Florida Statutes, as the same may be amended from time to time. All of the powers set forth in Chapters 605 and 621 of the Florida Statutes shall be applicable to this company except that if any of the provisions of Chapter 621 are interpreted to be in conflict with Chapter 605, the provisions of Chapter 621 shall take precedence.

ARTICLE 4
PRINCIPAL OFFICE

The mailing address and street address of the principal office of this company is:

941 Village Trail
Port Orange, FL 32127

ARTICLE 5
REGISTERED AGENT; REGISTERED OFFICE

The name and street address of the initial registered agent of this company in the State of Florida are as follows:

Steven P. Schrunk
941 Village Trail
Port Orange, FL 32127

ARTICLE 6
ADMISSION OF ADDITIONAL MEMBERS

The members of this company are given the right to admit additional members upon the condition that each new member is approved for admission by vote or consent in writing of not fewer than one hundred percent (100%) of the members then existing. Each new member must be duly licensed as a real estate broker, broker associate or sales associate under the laws of the State of Florida.

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ARTICLE 7
VOTING AGREEMENT

No member of this company shall enter into any type of agreement vesting another person with the authority to exercise any of that member's voting power in the company.

ARTICLE 8
DISQUALIFICATION

If any member, officer, agent or employee of the company who has been rendering real estate brokerage services to the public, shall become legally disqualified to render such services within the State, or shall accept employment which, pursuant to existing laws, shall place restrictions or limitations upon his continuing the rendering of such real estate brokerage services, he shall sever all employment with and financial interest in this company forthwith.

ARTICLE 9
CONTINUATION OF BUSINESS

The remaining members of this company are given the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member.


ARTICLE 10
MANAGEMENT

This company is to be managed by one or more managers and is, therefore, a manager-managed company. Any manager of this company may also be a member of this company.

The initial manager of the company is Steven P. Schrunk, 941 Village Trail, Port Orange, FL 32127.

DATED the 27 day of June, 2016.

In accordance with Sec. 605.0203(1)(b), Fla.Stat., the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, F.S.



Steven P. Schrunk, Member

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**STATEMENT OF ACCEPTANCE OF
APPOINTMENT AS REGISTERED AGENT**

Having been appointed as registered agent to accept service of process for the above named limited liability company at the place designated in the foregoing articles, I hereby accept such appointment 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, Fla. Stat.

Dated: June 27, 2016.



Steven P. Schrunk

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