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Gardner Law Firm
Requester's Name
1300 Thomaswood Drive
Address
Tallahassee FL 385-0070
City/State/Zip Phone

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Articles of Organization (Southern Properties & Construction)
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)
5. _____
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

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DIVISION OF STATE
TALLAHASSEE, FLA.

September 1, 2016

GARDNER LAW FIRM

SUBJECT: SOUTHERN PROPERTIES AND CONSTRUCTION, LLC
Ref. Number: W16000060522

We have received your document for SOUTHERN PROPERTIES AND CONSTRUCTION, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must contain the words "Limited Liability Company," the abbreviation "L.L.C.", or the designation "LLC". The following suffixes are no longer acceptable: "Limited Company," "L.C.," "LC.," "Ltd.," and "Co."

To make the necessary corrections and resubmit your filing, return to our website and access electronic filing, then online filing. Choose to update your request by using the confirmation number and the pin number listed above. For any questions concerning the website, please call 850-245-6939. **Please disregard this letter, if you have contacted our office and were advised how to correct your document online.**

If you have any further questions concerning your filing, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

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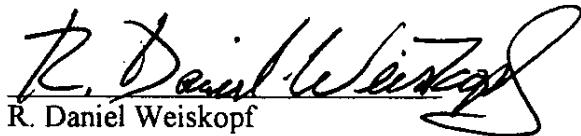
**WRITTEN CONSENT TO ADOPT NAME FOR
USE BY LIMITED LIABILITY COMPANY**

The undersigned, does hereby certify that he was the sole member of the Board of Directors of Southern Properties and Construction, Inc. (the dissolved "Corporation") duly organized and existing under the laws of Florida. I have received a request to allow the use of the name Southern Properties and Construction by Southern Properties and Construction, LLC, a Limited Liability Company (the "Company") to be organized under the laws of the State of Florida. Because the name of the proposed Company is not distinguishable from the name of the Corporation and pursuant to the requirements of s. 605.0112(b), F.S., the Corporation, as the owner entity hereby consents to allow the Company to transact business in the State of Florida under the following name:

Southern Properties and Construction, LLC

Date: September 13 2016

Signature of Board of Directors – Southern Properties and Construction, Inc.


R. Daniel Weiskopf

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16 SEP 13 AM 8:20

**ARTICLES OF ORGANIZATION OF
SOUTHERN PROPERTIES AND CONSTRUCTION, LLC**

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16 SEP 13 AM 8:20

The undersigned certifies that he has determined, for the purpose of becoming a limited liability company under the laws of the State of Florida, to provide for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further declares that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be Southern Properties and Construction, LLC, and its principal office shall be located at 966 Ridgewood Terrace, Tarpon Springs, Florida 34689, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address of the limited liability company is 966 Ridgewood Terrace, Tarpon Springs, Florida 34689.

**ARTICLE II
PURPOSES AND POWERS**

The limited liability company is formed, and is authorized to transact business in accordance with, the following limited purposes:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transaction shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida law, lawfully carry on, exercise, or do.

ARTICLE III MANAGEMENT

The business and affairs of this limited liability company shall be managed by one or more Managers, all of whom shall be elected by the Members. The name and address of the initial Manager who shall serve until his successor is elected and qualified is as follows:

R. Daniel Weiskopf
966 Ridgewood Terrace
Tarpon Springs, Florida 34689

ARTICLE IV MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members as provided in the Operating Agreement. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A Member's interest in the limited liability company may not be sold or otherwise transferred except as provided in the Operating Agreement.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event that terminates the continued membership of a Member in the limited liability company, the remaining Members shall have the right to continue the business on unanimous consent of the remaining Members.

**ARTICLE V
CAPITAL CONTRIBUTIONS**

Capital contributions shall be paid to the limited liability company by each Member, to correspond with the amount of the Member's ownership interest. Additional contributions may be made pursuant to the provisions of the Operating Agreement.

**ARTICLE VI
PROFITS AND LOSSES**

(a) Profit Sharing. The Members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each Member shall be entitled to a distributive share of the profits equal to their ownership interest as reflected on the books of the limited liability company. The distributive share of the profits shall be determined and paid to the Members as approved by the Manager.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the Members in shares equal to their ownership interests as reflected on the books of the limited liability company.

**ARTICLE VII
DURATION**

This limited liability company shall be perpetual, or until dissolved in a manner provided by law, or as provided in the Operating Agreement adopted by the Members.

**ARTICLE VIII
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 1300 Thomaswood Drive, City of Tallahassee, County of Leon, State of Florida, and the name of the Company's initial registered agent at that address is Michael P. Bist.

The undersigned, being the original Member of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of Southern Properties and Construction, LLC.

Executed by the undersigned at Tarpon Springs, Florida on August 29, 2016.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. 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, Florida Statutes.


R. Daniel Weiskopf

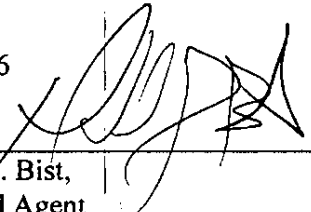
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTIONS 605.0113 OF THE FLORIDA LIMITED LIABILITY COMPANY ACT, THE LIMITED LIABILITY COMPANY IDENTIFIED BELOW SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING ITS REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is Southern Properties and Construction, LLC.
2. The name and the Florida street address of the registered agent for Southern Properties and Construction, LLC are: Michael P. Bist, 1300 Thomaswood Drive, 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 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..

DATED: August 31, 2016



Michael P. Bist,
Registered Agent

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FLORIDA