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Email Address: rwarrent@comcast.net

FLORIDA LIMITED LIABILITY CO.

Warbrent Properties, LLC

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OCT 31 2016

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ARTICLES OF ORGANIZATION
OF
WARBRENT PROPERTIES, LLC

The undersigned organizer, a natural person competent to contract and authorized representative of the initial members of the Company, presents these Articles for the formation of a limited liability company under the Florida Revised Limited Liability Company Act and other laws of the State of Florida.

ARTICLE I

The name of the Company is Warbrent Properties, LLC.

ARTICLE II

The Company will exist perpetually.

ARTICLE III

The principal office of the Company initially will be at 740 Queens Harbor Boulevard, Jacksonville, Florida 32225. The principal office may be moved to any address that the members may choose. The mailing address is the same as the principal office address.

ARTICLE IV

The registered office will be, and the registered agent at that same address, are:

Agent

Howard A. Caplan, Esq.

Registered Office Address

245 Riverside Avenue, Suite 150
Jacksonville, Florida 32202

ARTICLE V

Admission of new members will be as set forth in the Operating Agreement of the Company.

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ARTICLE VI

The death, incapacity, retirement, resignation, expulsion, bankruptcy, dissolution, or occurrence of any other event that terminates the continued membership of a member will not prevent the remaining members from continuing to operate the Company.

ARTICLE VII

The Company will be managed by managers. The Initial managers are:

<u>Name</u>	<u>Address</u>
Julie Warrenfeltz, Manager	740 Queens Harbor Blvd. Jacksonville, FL 32225
Rodney Warrenfeltz, Associate Manager	740 Queens Harbor Blvd. Jacksonville, FL 3225

ARTICLE VIII

The general nature of the business that will be transacted by the Company is any legally permissible activity, including real estate investment.

ARTICLE IX

No contract or other transaction between the Company and any other company will be affected by the fact that any member or manager of this Company is interested in or is a member, manager, shareholder, officer, or director of the other company. Every person who may become a member or manager of the Company is relieved from any liability that might otherwise exist from contracting with the Company for the benefit of the member or manager or any firm, association, or company in which the member or manager may be interested in any way. The foregoing is subject to the member or manager informing the other members of the interest in the other company.

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ARTICLE X

The Company will have the power to enter into, for the benefit of its employees, one or more of the following: (1) a pension plan, (2) a profit-sharing plan, (3) a health insurance plan, or other retirement or incentive compensation plans.

ARTICLE XI

The Company may indemnify any and all persons who serve or have served at any time as a member or manager of the Company and any person who is or was an employee or agent of the Company. Indemnification will be subject to the general standards for managers as set forth in the Act.

ARTICLE XII

The name and address of the organizer and person signing these Articles of Organization are:

Name

Address

Howard A. Caplan

245 Riverside Ave., Suite 150
Jacksonville, FL 32202

The undersigned organizer has executed these Articles of Organization, this 28th day of October 2016.


Howard A. Caplan

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Oct. 28. 2016 4:12PM

No. 1074 P. 5

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ACKNOWLEDGMENT AND ACCEPTANCE

OF REGISTERED AGENT

Having been named to accept service of process for the above stated company, at the place designated in the Articles of Organization to which this is attached, I accept to act in this capacity, and agree to comply with the provisions of law relative to the registered office.

Dated this 28th day of October 2016.

HOWARD A. CAPLAN


Howard A. Caplan

16 OCT 28 PM 4:50
RECEIVED
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