

# L22000300243

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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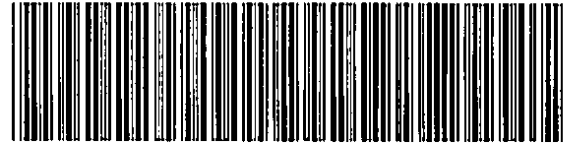
(Business Entity Name)

(Document Number)

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*Charles E. Pellicer*

*Attorney at Law*

1510 N. Ponce de Leon Boulevard  
Suite B  
St. Augustine, FL 32084

Telephone 904.829.6054  
E-Mail: [pellicerlaw@comcast.net](mailto:pellicerlaw@comcast.net)

June 24, 2022

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Application and Payment  
3 Limited Liability Companies

Gentlemen,

Enclosed please find three Articles of Organization for LLC's, and a check in the amount of \$375.00 representing your fees. Please let me know if there is anything else that is needed. Thank you for your assistance in this matter.

Yours truly,



Charles E. Pellicer, Esquire

CEP/kkp

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**ARTICLES OF ORGANIZATION  
OF  
DJJ-1, LLC**

The undersigned, under the provisions of Chapter 608 of the Florida Statutes (the "Act"), for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

1. **Name**

The name of the limited liability company is **DJJ-1, LLC** (hereinafter referred to as the "Company").

2. **Period of Duration**

Unless earlier terminated under the Act or the Operating Agreement, the period of duration of the Company shall be perpetual.

3. **Purpose**

The purpose for which the Company is organized is to engage in ownership of real property and any and all other business and activities permitted by the Act and any other applicable laws of the State of Florida. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

4. **Address of Place of Business**

The mailing address for the Company is 600 Kings Estate Road, St. Augustine, FL 32086

5. **Registered Agent, Office, and Registered Agent's Signature**

The name and the Florida street address of the registered agent are:


J. B. Coomes

600 Kings Estate Road

St. Augustine, FL 32085

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..

  
J. B. Coomes, Registered Agent

**6. Capital Contributions**

Contributions to the capital of the Company shall be made by the members, in the manner prescribed by the written Operating Agreement made and entered into by the members and which may be amended from time to time in accordance with its terms.

**7. Members**

The Company shall have at least one member and may admit additional members on the prior unanimous written agreement of the then-existing members, or as otherwise provided in the Operating Agreement.

**8. Continuity of Business**

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, or upon any other event that, under the Act, would result in dissolution of the Company, the business of the Company may be continued and the Company will not be dissolved without the prior written consent of all the remaining members of the Company.

**9. Management**

This Company will be managed by one or more managers appointed by the Company will be manager-managed. The managers will be designated as the president, secretary, and treasurer of the Company, and may also be designated as vice presidents, assistant secretaries, and assistant treasurers, and shall have the authority normally associated with these positions under corporate law. The Company may also designate persons as directors under the Operating Agreement who shall act in a manner similar to the directors of a corporation. The members, at a meeting of the members held not less than annually, shall designate the managers, who may also be members, and the positions that these managers will hold. The initial managers, who shall serve until the first annual meeting of the members or until their successors are elected and

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qualify, and their designations shall be as follows:

Name:	Position:	Address:
J. B. Coomes	Manager	600 Kings Estate Road St. Augustine, FL 32085
Theresa Coomes	Manager	600 Kings Estate Road St. Augustine, FL 32085

10. **Indemnification**

Except as expressly provided in the Operating Agreement, the Company shall indemnify any member, manager, or former member or manager to the full extent permitted under the Act.

Executed at St Augustine, Florida, on 6/23/22, 2022

DJJ-1, LLC, a Florida Limited Liability Company

By: \_\_\_\_\_

J. B. COOMES  
Manager/ Member

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