

2023-09-13 13:13

> 800-617-3311

P 2/6

L23000428022

Do not file
w/ original
submission
date

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000320012 3)))



Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

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

From: Account Name : JONES FOSTER P.A.
Account Number : 076077003231
Phone : (561)650-0471
Fax Number : (561)650-5300

FILED
2023 SEP 12 AM 11:03
TALLAHASSEE, FL 32301

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: jf@service@jonesfooster.com

FLORIDA LIMITED LIABILITY CO.
117 PEPPERTREE, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

4-12-23

RECEIVED
2023 SEP 13 PM 3:14
TALLAHASSEE, FL 32301

Electronic Filing Menu

Corporate Filing Menu

Help



September 13, 2023

FLORIDA DEPARTMENT OF STATE
Division of Corporations

JONES FOSTER P.A.

SUBJECT: 117 PEPPERTREE, LLC
REF: W23000124923

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document submitted does not meet legibility requirements for electronic filing. Please do not attempt to refax this document until the quality has been improved.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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

Genesis R Kersey
OPS Clerk

FAX Aud. #: H23000320012
Letter Number: 323A00021006

H23000320012 3

**ARTICLES OF ORGANIZATION
OF
117 PEPPERTREE, LLC**

The undersigned hereby acknowledges these Articles of Organization for the purpose of forming a Limited Liability Company under the Florida Revised Limited Liability Company Act, Chapter 605, Laws of Florida.

ARTICLE I

Name

The name of the Limited Liability Company is 117 PEPPERTREE, LLC.

ARTICLE II

Address

The mailing address and street address of the principal office of the Limited Liability Company is:

1427 Cedar Bay Lane,
Sarasota, FL 34231

ARTICLE III

Registered Agent and Registered Office

The name and the Florida street address of the Registered Agent are:

Jones Foster Service, LLC
505 South Flagler Drive, Suite 1100
West Palm Beach, Florida 33401

ARTICLE IV

Management

The Limited Liability Company will be manager-managed.

FILED
2023 SEP 12 AM 11:03
STATE OF FLORIDA
HALL COUNTY CLERK

+123000320012 3

ARTICLE V

Managers

The name and address of each person authorized to manage and control the Limited Liability Company is as follows:

John L. Ladle III
1427 Cedar Bay Lane
Sarasota, FL 34231

James Reiland
2502 North Marshfield Avenue
Chicago, IL 60614

ARTICLE V

Commencement

The Limited Liability Company shall commence its existence upon filing with the Department of State of the State of Florida.

In accordance with Section 605.0203(4)(b) Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Date: September 13, 2023

Managers

JOHN L. LADLE III
JAMES REILAND

**CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

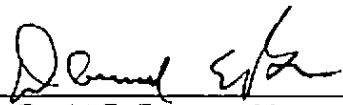
Pursuant to the provisions of Section 605.0113, Florida Statutes, this Limited Liability Company submits the following statement to designate a Registered Office and Registered Agent in the State of Florida:

That 117 PEPPERTREE, LLC, desiring to organize under the laws of the State of Florida, has named JONES FOSTER SERVICE, LLC, located at the Registered Office of the Limited Liability Company at 505 South Flagler Drive, Suite 1100, West Palm Beach, Florida 33401, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGMENT:

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.

JONES FOSTER SERVICE, LLC,
Registered Agent

By 
David E. Bowers, Manager