

L24000286584

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

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WAIT

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MAIL

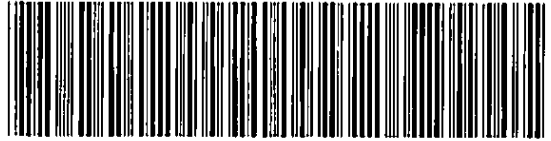
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

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300431762773

06/19/24--01014--004 \*\*125.00

FILED

2024 JUN 19

T.J.H  
6/26/24

**ARTICLES OF ORGANIZATION  
OF  
KANALOA PROPERTIES, LLC**

**ARTICLE I**

**Name**

The name of the limited liability company ("Company") is KANALOA PROPERTIES, LLC

**ARTICLE II**

**Address**

The mailing and street address of the Company's principal office is: 2831 Deer Hound Way, Palm Harbor, Florida 34683.

**ARTICLE III**

**Purpose**

This limited liability company is organized to engage in the following purposes: to hold, purchase and sell real estate and any and all lawful business for which companies may be organized under the laws of the State of Florida.

**ARTICLE IV**

**Duration**

The period of duration for the Company is perpetual, beginning on the date that these Articles of Organization are filed by the Florida Department of State.

**ARTICLE V**

**Registered Agent and Office**

The name of the Company's initial registered agent in Florida is John F. Freeborn. The address of the Company's registered office in Florida is 360 Monroe Street, Dunedin, FL 34698.

## ARTICLE VI

### Initial Members

The name and address of the initial members of the company and their respective interests in the company are:

Robert A. Franks  
2831 Deer Hound Way  
Palm Harbor, FL 34683

Cheryl A. Franks  
2831 Deer Hound Way  
Palm Harbor, FL 34698

Any member shall have authority to bind the company.

## ARTICLE VII

### Admission of Additional or New Members

Members of the Company have the right to admit new members. Additional or new members may be admitted only on the unanimous written consent of the existing member or members, and the existing member or members shall determine the amount and nature of contributions to be made by the additional or new members at the time those new members are admitted.

## ARTICLE VIII

### Management

The Company is to be managed by its members.

## ARTICLE IX

### Continuance of Business

The remaining member or members of the Company have 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 in the Company. The business may be continued only on the unanimous written consent of the remaining member or members.

## ARTICLE X

### Additional Provisions

The power to adopt, alter, amend or repeal the regulations of the Company is vested entirely in the manager listed in Article VIII.

FILED  
MAR 1 1988  
CLERK OF COURT  
Palm Beach County, Florida

IN WITNESSS WHEREOF, I have executed the Articles of Organization on this 13<sup>th</sup> day of June, 2024, at Dunedin, Florida.

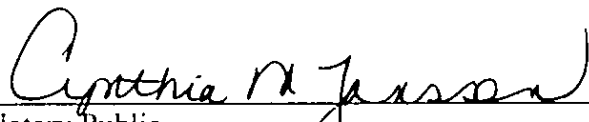
  
\_\_\_\_\_  
ROBERT A. FRANKS

  
\_\_\_\_\_  
CHERYL A. FRANKS

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State of Florida and County of Pinellas to take acknowledgments, personally appeared ROBERT A. FRANKS and CHERYL A. FRANKS, personally known to me, (or who identified themselves by \_\_\_\_\_) to be the persons described in and who executed the foregoing Articles of Organization, and who took an oath.

WITNESS MY HAND and official seal in the County and State aforesaid, this 13<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires



CYNTHIA M. JANSSEN  
Commission # HH 461483  
Expires March 4, 2028

FILED

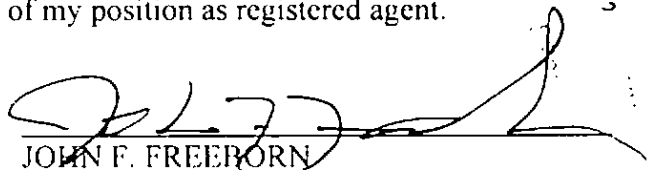
**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT  
AND REGISTERED OFFICE  
KANALOA PROPERTIES, LLC**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is KANALOA PROPERTIES, LLC.
2. The name and address of the registered agent and office is John F. Freeborn, 360 Monroe Street, Dunedin, FL 34698.

Having been named as registered agent and to accept service of process for the above named 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.

Dated: June 13, 2024

  
JOHN F. FREEBORN

FILED

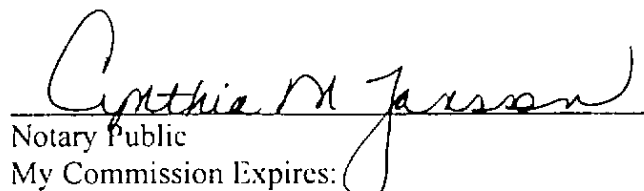
STATE OF FLORIDA  
COUNTY OF PINELLAS

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WITNESS MY HAND and official seal in the County and State aforesaid, this 13<sup>th</sup> day of June, 2023.



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Expires March 4, 2028

  
Notary Public  
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## ARTICLE VIII

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## ARTICLE IX

### **Continuance of Business**

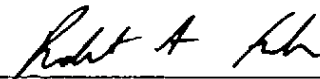
The remaining member or members of the Company have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company. The business may be continued only on the unanimous written consent of the remaining member or members.

## ARTICLE X

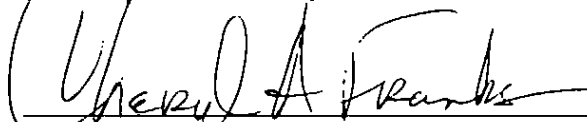
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ROBERT A. FRANKS

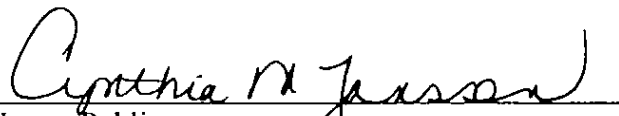


CHERYL A. FRANKS

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State of Florida and County of Pinellas to take acknowledgments, personally appeared ROBERT A. FRANKS and CHERYL A. FRANKS, personally known to me, (or who identified themselves by \_\_\_\_\_) to be the persons described in and who executed the foregoing Articles of Organization, and who took an oath.

WITNESS MY HAND and official seal in the County and State aforesaid, this 13<sup>th</sup> day of June, 2024.



Notary Public

My Commission Expires



CYNTHIA M. JANSSEN  
Commission # HH 461483  
Expires March 4, 2028

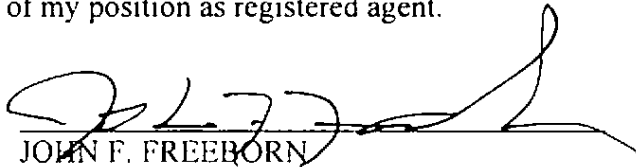
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Dated: June 13, 2024

  
JOHN F. FREEBORN

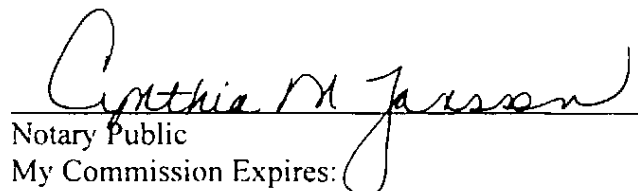
STATE OF FLORIDA  
COUNTY OF PINELLAS

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CYNTHIA M. JANSSEN  
Commission # HH 461483  
Expires March 4, 2028

  
Notary Public  
My Commission Expires:



**Freeborn & Freeborn**  
attorneys at law

JOHN F. FREEBORN\*\*

ALISON K. FREEBORN\*

C. ALLEN KYNES, JR.  
OF COUNSEL

360 MONROE STREET  
DUNEDIN, FLORIDA 34698

Tel: (727) 733-1900

Fax: (727) 733-6362

website: [www.freebornlaw.com](http://www.freebornlaw.com)

JOHN B. FREEBORN 1925-2006

June 13, 2024

\*FLORIDA BAR CERTIFIED WILL, TRUSTS & ESTATES

\*ALSO ADMITTED TO PRACTICE IN NEW YORK

\*ALSO ADMITTED TO PRACTICE IN ILLINOIS

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

Re: Kanaloa Properties, LLC

Dear Ladies and/or Gentlemen:

Enclosed for filing please find the following:

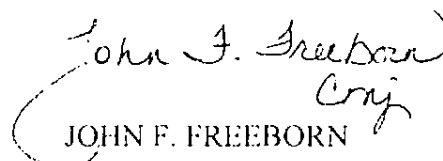
1. Article of Organization of Kanaloa Properties, LLC
2. Certificate of Designation of Registered Agent.

Also enclosed is our check no. 28651 in the amount of \$125.00 representing your filing fee.

Please return the file stamped copy of the Articles of Incorporation in the enclosed, self-addressed stamped envelope.

If you have any questions, do not hesitate to contact me.

Very truly yours,

  
JOHN F. FREEBORN

JFF/cmj  
Enclosures