

L99000004373

Florida Department of State

Division of Corporations

Public Access System

Katherine Harris, Secretary of State

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.

((H99000017700 8)))

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) 922-4003

From:

Account Name : ANSBACHER & SCHNEIDER, PA
Account Number : 072647001172
Phone : (904) 296-0100
Fax Number : (904) 296-2842

LIMITED LIABILITY COMPANY

Wells Property, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	06 5
Estimated Charge	\$285.00

[Electronic Filing Menu](#)
[Corporate Filing](#)
[Public Access Help](#)

Name Availability	MJH
Document Examiner	
Updater	
Updater Verifier	
Acknowledgement	
W. P. Verifier	

<https://ccfss1.dos.state.fl.us/scripts/efilcovr.exe>

7/19/99

RECEIVED
99 JUL 19 PM 4:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED
99 JUL 19 AM 9:09
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 JUL 19 AM 9:09

H990000177008

**ARTICLES OF ORGANIZATION OF
WELLS PROPERTY, L.L.C.**

ARTICLE I

The name of this Limited Liability Company shall be Wells Property, L.L.C., a limited liability company.

ARTICLE II

Wells Property, L.L.C. shall exist for a period ending on December 31, 2036.

ARTICLE III

Wells Property, L.L.C. is created to engage in any lawful act, business or activity for which limited liability companies may be formed under the laws of the State of Florida and to do any and all other things which are necessary, desirable or incidental to the foregoing purpose.

ARTICLE IV

The principal place of business and mailing address of Wells Property, L.L.C. shall be 4215 Southpoint Blvd., Suite 100, Jacksonville, Florida 32216, and such other place or places as the sole Member from time to time may determine.

The initial registered agent of Wells Property, L.L.C. shall be Michael N. Schneider whose address is 4215 Southpoint Boulevard, Suite 100, Jacksonville, Florida, 32216.

ARTICLE V

The initial amount of capital contributions is One Hundred (\$100.00) Dollars which will be contributed by the Member.

ARTICLE VI

Wells Property, L.L.C. will be managed by its sole Member, whose name is Gloria J. Wells and whose address is 4215 Southpoint Boulevard, Suite 100, Jacksonville, Florida, 32216.

ARTICLE VII

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued

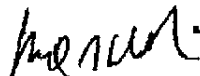
Michael N. Schneider
Ansbacher & Schneider, P.A.
4215 Southpoint Boulevard, Suite 100
Jacksonville, FL 32216
(904) 296-0100
FL Bar No. 166929
H990000177008

99-0544.3/lld

H990000177008

membership of a Member in Wells Property, L.L.C., such Member's successor in interest together with any other Members shall continue the business of Wells Property, L.L.C.

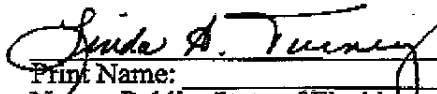
IN WITNESS WHEREOF, these Articles of Organization have been duly executed.



Michael N. Schneider, Authorized
Representative for Gloria J. Wells,
Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of July, 1999, by Michael N. Schneider, Authorized Representative for Gloria J. Wells, who is personally known to me or has produced _____ as identification.



Print Name: _____
Notary Public, State of Florida

H990000177008

H990000177008

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

Pursuant to the provisions of Section 608.415, 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 Wells Property, L.L.C.
2. The name and address of the registered agent and office is:

Michael N. Schneider
4215 Southpoint Blvd, Suite 100
Jacksonville, FL 32216

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.



Michael N. Schneider



Date

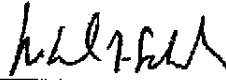
H990000177008

H990000177008

**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS
OF
WELLS PROPERTY, L.L.C.**

The undersigned member or authorized representative of a member of Wells Property, L.L.C. deposes and says:

1. The above named limited liability company has at least one member.
2. The total amount of cash contributed by the member is One Hundred (\$100.00) Dollars.
3. The agreed value of property other than cash contributed by the member is none.
4. The amount of cash or property anticipated to be contributed by the member is Fifty Thousand (\$50,000.00) Dollars.
5. The total amount of cash and property contributed or anticipated to be contributed to Wells Property, L.L.C. is Fifty Thousand and One (\$50,100.00) Dollars.



Michael N. Schneider, Authorized
Representative for Gloria J. Wells,
Member

H990000177008