

L99000004787



ACCOUNT NO. : 072100000032  
REFERENCE : 323952 118436A  
AUTHORIZATION :  
COST LIMIT : \$ PPD

ORDER DATE : July 29, 1999  
ORDER TIME : 12:57 PM  
ORDER NO. : 323952-020  
CUSTOMER NO: 118436A

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-07/30/99--01001--011  
\*\*\*346.25 \*\*\*346.25

CUSTOMER: Michael L. Peterson, Esq  
MICHAEL L. PETERSON, ESQ.  
MICHAEL L. PETERSON, ESQ.  
218 Apollo Beach Boulevard  
Apollo Beach, FL 33572

DOMESTIC FILING

NAME: J & M PROPERTIES OF APOLLO  
BEACH, LLC

EFFECTIVE DATE:

ARTICLES OF ORGANIZATION  
 CERTIFICATE OF LIMITED PARTNERSHIP

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DIVISION OF CORPORATIONS  
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PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY  
 PLAIN STAMPED COPY  
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jamela Abaied

EXAMINER'S INITIALS:

RECEIVED

99 JUL 29 PM 4:00

DEPARTMENT OF REVENUE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

~~1299-17652~~  
L99-4787



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

July 30, 1999

CSC

SUBJECT: J & M PROPERTIES OF APOLLO BEACH, LLC  
Ref. Number: W99000017652

We have received your document for J & M PROPERTIES OF APOLLO BEACH, LLC and your check(s) totaling \$346.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must provide this office with the agreed value and a written description of the property and/or services you refer to in your affidavit. You may amend your affidavit to include this description or include an attachment.

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) 487-6043.

Shawn Logan  
Document Specialist

Letter Number: 999A00038822

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**ARTICLES OF ORGANIZATION OF  
J & M PROPERTIES OF APOLLO BEACH, LLC  
A LIMITED LIABILITY COMPANY**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

**ARTICLE I — Name:**

The name of the Limited Liability Company is: J & M Properties of Apollo Beach, LLC.

**ARTICLE II — Address:**

The mailing address and street address of the principal office of the Limited Liability Company is:  
907 Bunker View Drive, Apollo Beach, Hillsborough County, Florida.

**ARTICLE III — Duration:**

The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE IV — Management:**

The Limited Liability Company is to be managed by the members and the names and addresses of the managing members are:

Louis Fisher  
907 Bunker View Drive  
Apollo Beach, Florida 33572

Linda Darlene Fisher  
907 Bunker View Drive  
Apollo Beach, Florida 33572

**ARTICLE V — Admission of Additional Members:**

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be only upon unanimous consent of the then existing members, their successors or assigns.

**ARTICLE VI — Members' Rights to Continue Business**

The right, if given, of the remaining members of the limited liability company 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 limited liability company shall be granted upon unanimous consent of the then remaining members, their successors or assigns.



**ARTICLE VII — Affidavit of Membership and Contributions**

The undersigned member(s) or authorized representative of a member(s) of J & M Properties of Apollo Beach, LLC certifies:

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- 1) The above named limited liability company has at least one member;
- 2) The total amount of cash contributed by the member(s) is \$5,000.00
- 3) The agreed value of property other than cash \$201,177.00  
 contributed by member(s) is (A description of the property  
 attached and made a part hereto); and
- 4) The total amount of cash and property contributed and  
 anticipated to be contributed by member(s) shall not exceed without  
 amendment of these Articles \$1,000,000.00

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 27th day of July, 1999.

  
 \_\_\_\_\_  
 LOUIS FISHER  
  
 \_\_\_\_\_  
 LYND A DARLENE FISHER

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties that the facts stated herein are true.)

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

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is J & M Properties of Apollo Beach, LLC.
2. The name and the Florida street address of the registered agent are:

Louis Fisher  
 907 Bunker View Drive  
 Apollo Beach, Florida 33572

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 appoint 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.

  
 \_\_\_\_\_  
 Louis Fisher, Registered Agent

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EXHIBIT "A"

Properties for J & M Properties of Apollo Beach, LLC.

Lot 10, Block 13, APOLLO BEACH UNIT ONE PART ONE, according to the map or plat thereof as the same is recorded in Plat Book 34, Page 40, of the Public Records of Hillsborough County, Florida. Folio # 053526.0000

Lot 23, Block 2, APOLLO BEACH UNIT ONE PART TWO, according to the map or plat thereof as the same is recorded in Plat Book 34, Page 41, of the Public Records of Hillsborough County, Florida. Folio # 053817.0000

Lot 5, Block 11, POWELL'S ADDITION, according to the map or plat thereof as the same is recorded in Plat Book 01, Page 30, of the Public Records of Hillsborough County, Florida. Folio # 175824.0000

Folio # 051595.0400 for the below listed property:

DESCRIPTION: A PARCEL OF LAND LYING IN TRACT 38 OF RUSKIN TOMATO FARMS, ACCORDING TO THE MAP OR PLAT BOOK 27, PAGE 110 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°19'32" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 3,213.69 FEET; THENCE NORTH 00°40'28" WEST, 140.00 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, SOUTH 89°19'32" WEST, 87.62 FEET; THENCE, NORTH 00°36'09" WEST, 285.00 FEET; THENCE NORTH 89°19'32" EAST, 87.62 FEET; THENCE SOUTH 00°40'28" EAST, 285.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 24,971.7 SQUARE FEET OR 0.57 ACRE OF LAND, MORE OR LESS

TOGETHER WITH :

A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND DRAINAGE OVER ACROSS AND THROUGH LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN TRACT 38, RUSKIN TOMATO FARMS, AS RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°19'32" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 3,213.69 FEET; THENCE NORTH 00°40'28" WEST, 40.00 FEET TO THE INTERSECTION WITH THE RIGHT OF WAY LINE OF MILLER MAC ROAD; THENCE SOUTH 89°19'32" WEST ALONG SAID RIGHT OF WAY LINE, 62.75 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°19'32" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 25.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°36'09" WEST, 100.00 FEET; THENCE NORTH 89°19'32" EAST, 25.00 FEET; THENCE SOUTH 00°36'09" EAST, 100.00 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY LINE OF MILLER MAC ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:

A PERPETUAL EASEMENT FOR DRAINAGE AND MAINTENANCE OF DRAINAGE THROUGH AND ACROSS FOLLOWING DESCRIBED PARCEL OF LAND AS RECORDED IN O.R. BOOK 3942, PAGES 473 AND 474, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA:

DESCRIPTION OF A 15.00 FOOT WIDE DRAINAGE EASEMENT

A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF TRACT 38 OR RUSKIN TOMATO FARMS AS RECORDED IN PLAT BOOK 27, PAGE 110 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°19'32" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 3,213.69 FEET; THENCE NORTH 00°40'28" WEST, 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MILLER MAC ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE NORTH 00°40'28" WEST, A DISTANCE OF 385.00 FEET; THENCE NORTH 89°19'32" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°40'28" EAST, A DISTANCE OF 385.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF MILLER MAC ROAD; THENCE ON SAID RIGHT OF WAY LINE SOUTH 89°19'32" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

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