

APR-17-00 14:51

FROM-SALLEY FEINBERG HAMES HINTZE PA

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Account Name : SALLEY, FEINBERG & HAMES, P.A.
Account Number : 072100000223
Phone : (407) 426-2360
Fax Number : (407) 426-2361

LIMITED LIABILITY COMPANY

DIXON AVENUE DEVELOPMENT, LLC

Certificate of Status	1
Certified Copy	1
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ARTICLES OF ORGANIZATION
OF
DIXON AVENUE DEVELOPMENT, LLC
a Florida limited liability company

The undersigned, being above the age of eighteen (18) years and competent to contract, for the purpose of organizing a limited liability company pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Organization, and does hereby agree and certify as follows:

ARTICLE ONE - NAME

The name of the limited liability company shall be DIXON AVENUE DEVELOPMENT, LLC (the "Company").

ARTICLE TWO - COMMENCEMENT OF EXISTENCE

This Company shall commence existence on the date these Articles of Organization are accepted and filed with the Florida Department of State and shall continue until terminated in accordance with the Operating Agreement of the Company.

ARTICLE THREE - MAILING ADDRESS AND STREET ADDRESS OF PRINCIPAL OFFICE

The mailing address and the street address of the principal office of the Company shall be 1900 Summit Tower Blvd., Suite One Hundred Thirty, Orlando, Florida 32810.

ARTICLE FOUR - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Company shall be located at 1900 Summit Tower Blvd., Suite One Hundred Thirty, Orlando, Florida 32810 and the initial registered agent of the Company at that address shall be HARRY KATZEN. The Company may change its registered agent or the location of its registered office, or both, from time to time without amendment to these Articles of Organization.

This document was prepared by:
Russell P. Hintze, Esq.
Florida Bar No. 0716839
Post Office Box 3829
Orlando, Florida 32802-3829
Telephone (407) 426-2360

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ARTICLE FIVE - PURPOSES AND GENERAL POWERS

The purpose for which the Company is organized is to engage in any and all businesses and activities permitted by the 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.

ARTICLE SIX - MANAGEMENT

The Company shall be a manager-managed company. The Company shall be managed by three (3) managers. The number of managers may be increased as provided in the Operating Agreement of the Company.

ARTICLE SEVEN - AMENDMENT

The Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon the Members is subject to this reservation, which amendment or repeal shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE EIGHT - ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement for the Company, which may contain any provisions for the regulation and management of the business and affairs of the Company not inconsistent with these Articles of Organization, or Chapter 608 of the Florida Statutes.

ARTICLE NINE - HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Organization are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

IN WITNESS WHEREOF, the undersigned Member does hereby make and file these

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Articles of Organization declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets its hand and seal this 17th day of April, 2000.

KATZEN INVESTMENTS, a Florida general partnership, Member

By: 
MARC KATZEN, Partner

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REGISTERED AGENT CERTIFICATE OF ACCEPTANCE

In compliance with Section 608.407(1)(d), Florida Statutes, the following is submitted:

DIXON AVENUE DEVELOPMENT, LLC (the "Company") desiring to organize as a domestic limited liability company or qualify under the laws of the State of Florida has named and designated HARRY KATZEN as its Registered Agent to accept service of process within the State of Florida with its registered office located at 1900 Summit Tower Blvd., Suite One Hundred Thirty, Orlando, Florida 32810.

ACCEPTANCE

Having been named as Registered Agent for the Company at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of that position as set forth in Chapter 608, Florida Statutes, as the same may apply to the Company.

Dated this 17th day of April, 2000.


HARRY KATZEN, Registered Agent

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