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ACCOUNT NO. : 072100000032

REFERENCE : 872888 6519A

AUTHORIZATION :

*Patricia Piquero*

COST LIMIT : \$ 155.00

ORDER DATE : December 27, 2002

ORDER TIME : 10:50 AM

ORDER NO. : 872888-005

CUSTOMER NO: 6519A

CUSTOMER: Michelle E. Tano, Legal Asst  
Smith Mackinnon, P.a.

Suite 800 - Citrus Center  
255 South Orange Avenue  
Orlando, FL 32802

*602-35994*

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DOMESTIC FILING

NAME: EAGLE ONE MULTI-FAMILY, LLC

EFFECTIVE DATE:

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- XX            ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX            CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 1114

EXAMINER'S INITIALS: \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

December 27, 2002

CSC  
ATTN: SARA LEA

SUBJECT: EAGLE ONE MULTI-FAMILY, LLC  
Ref. Number: W02000035996

**RESUBMIT**  
Please give original  
submission date as file date.

We have received your document for EAGLE ONE MULTI-FAMILY, LLC and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain both the street address of the principal office and the mailing address of the entity.

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) 245-6958.

Lee Rivers  
Document Specialist

Letter Number: 302A00067636

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**ARTICLES OF ORGANIZATION  
OF  
EAGLE ONE MULTI-FAMILY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I  
NAME**

The name of this Limited Liability Company shall be **EAGLE ONE MULTI-FAMILY, LLC**, and its principal place of business shall be located at 114 West Parrish Street, Fifth Floor, Durham, NC 27701. The mailing address shall be the same.

**ARTICLE II  
COMMENCEMENT OF EXISTENCE**

This Company shall exist for a period of thirty (30) years commencing on the date of filing of these Articles of Organization with the Florida Secretary of State, unless sooner dissolved according to law.

**ARTICLE III  
GENERAL PURPOSE; GENERAL POWERS**

The general purpose of this Company shall be the transaction of any and all lawful business. This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act, as the same now exists and as hereafter amended, and all such other powers as are permitted by applicable law.

**ARTICLE IV  
CONTRIBUTIONS TO CAPITAL**

The initial capital of the Company shall be Five Hundred and no/100 Dollars (\$500.00), which shall be contributed by the members in accordance with their initial ownership interests in the Company, which are as follows:

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<u>Member</u>	<u>Ownership Interest</u>
T-Mac Holding Company	100%

No Member shall be entitled to receive interest in its or his contributions to capital. Each Member's contribution to capital shall be in cash or property as agreed upon by the Members. Additional contributions to capital by the Members may be required pursuant to acts of the Board of Managers.

**ARTICLE V**  
**INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Company shall be located at 255 South Orange Avenue, Suite 800, Orlando, FL 32801, and the initial Registered Agent of this Company at that address shall be Alexander C. Mackinnon. The Company may change its Registered Agent or the location of its registered office, or both, from time to time without amendment of these Articles of Organization.

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**ARTICLE VI**  
**MANAGEMENT / INITIAL BOARD OF MANAGERS**

The management or conduct of the business and affairs of the Company shall be vested in a Board of Managers as provided in the Operating Agreement of the Company. This Company shall have one (1) Manager initially. The number of Managers may be either increased or diminished from time to time by the Operating Agreement of the Company. The names and street addresses of the initial Manager of this Company, who shall serve as the Manager until the first annual meeting of the Members or until their successors are elected and qualify, is:

T-Mac Holding Company  
114 West Parrish Street  
Fifth Floor  
Durham, NC 27701

**ARTICLE VII**  
**REGULATIONS**

The power to adopt, alter, amend or repeal the Operating Agreement of the Company shall be vested in the Board of Managers.

**ARTICLES VIII**  
**ADMISSION OF NEW MEMBERS**

Additional Members may be admitted from time to time on such terms and conditions as determined by a majority in interest of the Members.

**ARTICLE IX**  
**DEATH, RETIREMENT, RESIGNATION, BANKRUPTCY, EXPULSION**  
**OR DISSOLUTION OF MEMBER**

In the event of the death, retirement, resignation, bankruptcy, expulsion or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining Members shall continue the business of the Company pursuant to the applicable provisions of law, these Articles of Organization and the Operating Agreement.

**ARTICLE X**  
**AMENDMENT**

The Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment thereto, and any right conferred upon the Members is subject to this reservation.

**ARTICLE XI**  
**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.

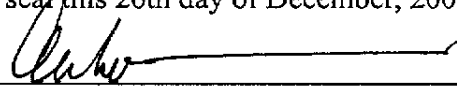
**ARTICLE XII**  
**MANAGER-MANAGED**

That Eagle One Multi-Family, LLC is a manager-managed company; that the name and address of the managing manager is:

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T. Mac Holding Company  
114 West Parrish Street  
Fifth Floor  
Durham, NC 27701

**IN WITNESS WHEREOF**, the undersigned do make and file these Articles of Organization declaring and certifying that the facts stated herein are true and correct, and do hereby subscribe thereto and hereunto set their hand and seal this 26th day of December, 2002.

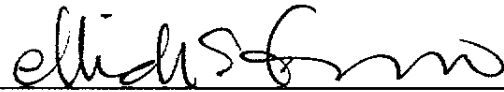


**Alexander C. Mackinnon**

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of December, 2002, by **Alexander C. Mackinnon**, and who is  personally known to me or  produced the following identification: \_\_\_\_\_, and who did not take an oath.

MICHELLE E. TANO  
Notary Public, State of Florida  
My comm. exp. May 12, 2006  
Comm. No. DD 116546



Notary Public

**Michelle E. Tano**

Printed Name

My Commission Expires

Serial Number

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 48.091 and 608.416, Florida Statutes, the following is submitted:

**EAGLE ONE MULTI-FAMILY, LLC** (the "Limited Liability Company") desiring to organize as a domestic corporation or qualify under the laws of the State of Florida has named and designated Alexander C. Mackinnon as its Registered Agent to accept service of process within the State of Florida with its registered office located at 255 South Orange Avenue, Suite 800, Orlando, FL, 32801.

**ACKNOWLEDGMENT**

Having been named as Registered Agent for the Limited Liability 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 relating to service as a registered agent, as the same may apply to the Limited Liability Company; and I further agree to comply with the provisions of Florida Statutes, Section 48.091 and all other statutes, all as the same may apply to the Limited Liability Company relating to the proper and complete performance of my duties as Registered Agent.

Dated this 26th day of December, 2002.



Alexander C. Mackinnon  
Registered Agent

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