

L05000103139

10-19-05 15:37 FROM-
DIVISION OF CORPORATIONS

T-819 P001/009 F-864
Page 1 of 1

Florida Department of State
Division of Corporations
Public Access System

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.

(((H05000247750 3)))

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) 205-0383

From:
Account Name : GREENSPOON MARDER, P.A.
Account Number : 119990000182
Phone : (954) 491-1120
Fax Number : (954) 267-8013

LIMITED LIABILITY COMPANY

1075 N.W. BROKEN SOUND PARKWAY, LLC

Certificate of Status	1
Certified Copy	0
Page Count	08-9
Estimated Charge	\$130.00

05 OCT 19 PM 4:05

Division of Corporations

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2005 OCT 19 A 4:48

F1130

Electronic Filing Menu

Corporate Filing

Public Access Help

805000247750 3

ARTICLES OF ORGANIZATION

OF

1075 N.W. BROKEN SOUND PARKWAY, LLC

The undersigned, being all of the members of **1075 N.W. BROKEN SOUND PARKWAY, LLC**, a Florida limited liability company formed hereunder (the "Company"), hereby form a limited company under the laws of the State of Florida.

ARTICLE I. COMPANY NAME

The name of this Company is:

1075 N.W. BROKEN SOUND PARKWAY, LLC

ARTICLE II. MAILING ADDRESS OF COMPANY

The mailing address of this Company is:

**5400 Broken Sound Boulevard N.W., Suite 500
Boca Raton, FL 33487
Attn: John Slavic**

ARTICLE III. STREET ADDRESS OF COMPANY

The street address of the principal office of this Company is:

**5400 Broken Sound Boulevard N.W., Suite 500
Boca Raton, FL 33487
Attn: John Slavic**

ARTICLE IV. REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The name and the street address of the registered agent of this Company in the State of Florida shall be:

2005 OCT 19 A 9:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

**William S. Kramer
Greenspoon Marder, P.A.
2255 Glades Road, Suite 411-E
Boca Raton, FL 33431**

ARTICLE V. DURATION

In accordance with Section 608.409(1) of the Florida Limited Liability Company Act ("Act"), the term of existence shall begin the date these Articles are filed and its duration shall be perpetual, unless otherwise dissolved or terminated by the unanimous written agreement of members or pursuant to an event described in Article IX of these Articles of Organization.

ARTICLE VI. MANAGEMENT

The Limited Liability Company is to be managed by manager(s) who are member(s). The names and addresses of the managing members are set forth below. The managing members shall serve as managers until the first annual meeting of members or until their successors are elected and qualified. No member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

**John Slavic
5400 Broken Sound Boulevard N.W., Suite 500
Boca Raton, FL 33487**

**Michael A. Sandler
5400 Broken Sound Boulevard N.W., Suite 500
Boca Raton, FL 33487**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2005 OCT 19 A 9 48

FILED

ARTICLE VII. ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the unanimous vote of the managing members, either in attendance at a duly called meeting of the members at which a quorum exists or by written consent of the managing members of the Company. Any new member which is approved by the managing members of the Company as set forth herein shall become a member of the Company upon payment of the contribution to the capital of the Company as established from time to time by the members, and upon such member's agreement to comply with these Articles of Organization, its operating agreement, if any, and such other documents, statutes, rules, operating agreement or guidelines as the managing members may from time to time determine in their sole discretion.

ARTICLE VIII. RIGHT OF ASSIGNEE TO BECOME A MEMBER

An assignee of a member's interest in the Company may become a member of the Company, and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the Company, upon the affirmative unanimous vote of the managing members (excluding the member seeking to transfer his interest in the Company) either in attendance at a duly called meeting of the members at which a quorum exists or by written consent of the managing members of the Company. The rights of the assignee shall be subject to the operating agreement, if any, and/or such other documents or agreements governing the operation of the Company as may be entered into from time

RECEIVED
TELETYPE
COMMUNICATIONS
DIVISION
OCT 11 1905
A 9
88

to time, provided such assignment and admission of such assignee as a member complies with the terms and conditions of the operating agreement of the Company, if any and/or such other documents or agreements governing the operation of the Company as may be entered into from time to time.

**ARTICLE IX. RIGHT TO CONTINUE BUSINESS/
DISSOLUTION OF COMPANY**

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event provided in the operating agreement, if any, of the Company, any other agreement governing the operation of the Company, or under the Act, the Company shall be continued unless the members elect to dissolve the Company, either upon the affirmative unanimous vote of the managing members, which vote is taken at a duly called meeting of the members at which a quorum is present, or by written consent of the members of the Company, in which event, the Company shall be dissolved. Upon any such occurrence, the trustee, receiver, executor, administrator, committee, guardian or conservator of such Member shall have all the rights of such Member for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such assignee as a substitute Member. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Company Interest shall be subject to all of the restrictions, hereunder to

FILED
OCT 11 2005
A of
80

which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent Member. The foregoing shall apply to the extent permitted by applicable law.

ARTICLE X. RETURN OF CAPITAL

No member shall have the right to demand the return of his or its contribution to capital except as provided in the Company's regulations or operating agreement, if any, then in existence.

ARTICLE XI. AMENDMENT TO ARTICLES OF ORGANIZATION

Members may adopt, alter, amend or repeal any provision of the Articles of the Organization upon the unanimous vote of the managing members which vote is taken at a duly called meeting of the members at which a quorum is present, or by written consent of the managing members of the Company.

ARTICLE XII. OPERATING AGREEMENT

Pursuant to Section 608.423(1) of the Act, the members of the Company may adopt, alter, amend or repeal an operating agreement or any provision thereof upon the affirmative unanimous vote of the managing members of the Company in attendance at a meeting of the members duly called at which a quorum exists, or by written consent of the managing members of the Company.

FILED
2006 OCT 19 AM 9:48
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLE XIII. LIMITATION ON AGENCY AUTHORITY OF MEMBERS

Pursuant to Section 608.4235 of the Florida Limited Liability Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

ARTICLE XIV. PURPOSE

The Company's business and purpose shall consist solely of the acquisition, ownership, maintenance, rental and sale of real property located in Florida (the "Property") and such activities as are necessary, incidental or appropriate in connection therewith.

ARTICLE XV. TITLE TO COMPANY PROPERTY

All property owned by the Company shall be owned by the Company as an entity and, insofar as permitted by applicable law, no Member shall have any ownership interest in any Company property in its individual name or right, and each Member's Membership Interest shall be personal property for all purposes.

ARTICLE XVI. SEPARATENESS/OPERATIONS MATTERS

The Company shall:

- (1) maintain books and records and bank accounts separate from those of any other person;
- (2) maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;
- (3) hold regular meetings, as appropriate, to conduct the business of the Company, and observe all customary organizational and operational formalities;

2005 OCT 19 A 9:14
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA
 FILED

- (4) hold itself out to creditors and the public as a legal entity separate and distinct from any other entity;
- (5) prepare separate tax returns and financial statements, or if part of a consolidated group, then it will be shown as a separate member of such group;
- (6) allocate and charge fairly and reasonably any common employee or overhead shared with affiliates;
- (7) transact all business with affiliates on an arm's-length basis and pursuant to enforceable agreements;
- (8) conduct business in its own name, and use separate stationery, invoices and checks;
- (9) not commingle its assets or funds with those of any other person; and
- (10) not assume, guarantee or pay the debts or obligations of any other person.

IN WITNESS WHEREOF, the undersigned members have executed the foregoing Articles of Organization as of this 19 day of Oct, 2005.

MEMBER/MANAGERS:

[Signature]
JOHN SLAVIC, Managing Member

[Signature]
MICHAEL A. SANDLER, Managing Member

[Signature]
EDITH SLAVIC, Member

[Signature]
JOAN SANDLER, Member

2005 OCT 19 A 9:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

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 ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, 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:

1076 N.W. BROKEN SOUND PARKWAY, LLC

- 2. The name and address of the registered agent and office is:

**William S. Kramer
Greenspoon Marder, P.A.
2255 Glades Road, Suite 411-E
Boca Raton, FL 33431**

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.



William S. Kramer

Date: 10/19

SECRETARY OF STATE
TREASURER OF FLORIDA
OCT 19 A 9:48
211111