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Thomas N. Silverman, P.A.
(Requestor's Name)

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(Address)

Palm Beach Gardens, FL 33410
(Address)

(City/State/Zip/Phone #)

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EXAMINER

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Attorneys At Law

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THOMAS N. SILVERMAN, ESQ.
LL.M. - Harvard University
LL.M. (Tax) - New York University
Florida Bar Board Certified Tax Attorney
Also admitted in Pennsylvania

CHARLES T. WEISS, ESQ.
J.D., LL.M. (Estate Planning)
University of Miami

September 15, 2011

File # 75876.01

Florida Department of State
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: 1159 South Military Trail, LLC / New Filing
2309, LLC / New Filing

Dear Sir or Madam:

Enclosed please find the following Articles of Organization for filing together with one (1) additional copy of each:

1. 1159 South Military Trail, LLC; and
2. 2309, LLC.

Please date-stamp the enclosed photocopies and return the same to the undersigned in the postage-paid, self-addressed envelope provided for this purpose.

Also enclosed is a check in the amount of \$260.00 in payment of the filing fees, including the fee for a Certificate of Status for each new entity.

Of course, please feel free to contact us if you have any questions. Thank you.

Very truly yours,



Thomas N. Silverman

TNS/jr:Mercurio.92
Enclosures

cc John F. Mercurio
Peter M. Mercurio
Maureen M. Michalski
Denise M. Tuller

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**ARTICLES OF ORGANIZATION
OF
1159 SOUTH MILITARY TRAIL, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned certify that we have associated ourselves together for the purpose of becoming a Limited Liability Company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of Limited Liability Companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the Limited Liability Company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the Limited Liability Company shall be 1159 SOUTH MILITARY TRAIL, L.L.C., and its principal office shall be located at 1457 North Military Trail, in the City of West Palm Beach, County of Palm Beach, State of Florida 33409, and its mailing address shall be P.O. Box 15707, West Palm Beach, FL 33416, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for Limited Liability Companies, the general nature of the business or businesses to be transacted, and which the Limited Liability Company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To purchase, develop, sell, manage, invest in, and otherwise deal in real property, within and outside of the State of Florida, subject to such laws and regulations governing licensing and other requirements pertinent thereto, on its own account and for the accounts of others.
5. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

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6. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

7. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers. Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the Limited Liability Company to carry on any business, exercise any power, or do any act which a Limited Liability Company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF POWERS

All Limited Liability Company powers shall be exercised by or under the authority of, and the business and affairs of this Limited Liability Company shall be managed under the direction of, the members of this Limited Liability Company. This Article may be amended from time to time in the regulations of the Limited Liability Company by a unanimous vote of the members of the Limited Liability Company.

ARTICLE IV MANAGEMENT

This Limited Liability Company shall be managed by the members.

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The name(s) and address(es) of the person(s) who shall serve until the first annual meeting of the members or until a successor is elected and qualified are as follows:

Name of Manager	Mailing Address
JOHN F. MERCURIO	PO Box 15707 West Palm Beach, FL 33416
PETER M. MERCURIO	3136 Hartridge Terrace Wellington, FL 33414
MAUREEN E. MICHALSKI	1694 New Haven Point Lane West Palm Beach, FL 33411
DENISE M. TULLER	1834 Staimford Circle Wellington, FL 33414

**ARTICLE V
MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all of the members. On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

**ARTICLE VI
CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of Ten Dollars (\$10.00) cash shall be paid to the limited liability company by the members in equal shares. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

**ARTICLE VII
PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits as follows:

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50% JOHN F. MERCURIO, as Trustee of the JOHN F. MERCURIO
Declaration of Trust dated January 18, 1984, as amended and
restated
16 2/3% PETER M. MERCURIO
16 2/3% MAUREEN E. MICHALSKI
16 2/3% DENISE M. TULLER

The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being May 1.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

ARTICLE VIII DURATION

This limited liability company shall exist until April 30, 2036, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Limited Liability Company is 1457 North Military Trail in the City of West Palm Beach, County of Palm Beach, State of Florida 33409, and the name of the company's initial registered agent at that address is PETER M. MERCURIO.

The undersigned, being the original members of the Limited Liability Company, certify that this instrument constitutes the proposed Articles of Organization of 1159 SOUTH MILITARY TRAIL, L.L.C.

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IN WITNESS WHEREOF, the undersigned have set their hands and seals this on the day, month and year set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
KINDA BAMES

[Signature]

JOHN F. MERCURIO, as Trustee of the JOHN F. MERCURIO Declaration of Trust dated January 18, 1984, as amended and restated, Member

Dated: August 22, 2011

[Signature]
Witnesses Charmaine Heisey

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss.

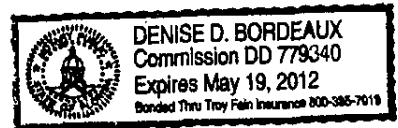
The foregoing instrument was acknowledged before me by JOHN F. MERCURIO, as Trustee of the JOHN F. MERCURIO Declaration of Trust dated January 18, 1984, as amended and restated (Personally known to me OR who produced as identification).

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of August, 2011.

(SEAL)

[Signature]
Notary Public State of Florida, at Large

My commission expires:



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TALLAHASSEE, FLORIDA

Signed, Sealed and Delivered
in the presence of:

Linda James - Linda James

Charma Heisey - Charma Heisey
Witnesses

Peter M. Mercurio

PETER M. MERCURIO, Member

Dated: 8/22/11, 2011

STATE OF FLORIDA)
)ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by PETER M. MERCURIO
(Personally known to me OR who produced _____ as identification).

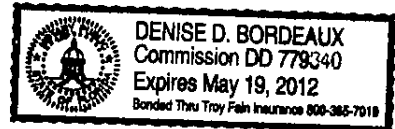
WITNESS my hand and official seal in the County and State last aforesaid this
22nd day of August, 2011.

(SEAL)

Denise D. Bordeaux

Notary Public State of Florida, at Large

My commission expires:



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Signed, Sealed and Delivered
in the presence of:

Maureen Michalski

Maureen Michalski
MAUREENE. MICHALSKI, Member

Maureen Michalski
Witnesses

Dated: Aug 29, 2011

Anastasia Carlson

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss.

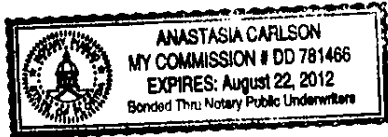
The foregoing instrument was acknowledged before me by MAUREEN E. MICHALSKI (Personally known to me OR who produced _____ as identification).

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of August, 2011.

(SEAL)

Anastasia Carlson
Notary Public State of Florida, at Large

My commission expires:



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FALLAHASSE, FLORIDA

Signed, Sealed and Delivered
in the presence of:

[Signature]

[Signature]
DENISE M. TULLER, Member

[Signature]
Witnesses

Dated: 9-12, 2011

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

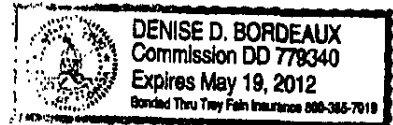
The foregoing instrument was acknowledged before me by DENISE M. TULLER
(Personally known to me, OR who produced _____ as identification).

WITNESS my hand and official seal in the County and State last aforesaid this
12th day of Sept., 2011.

(SEAL)

[Signature]
Notary Public State of Florida, at Large

My commission expires:



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TALLAHASSEE, FLORIDA

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss.

Pursuant to the provisions of Sections of the Florida Limited Liability Company Act, the Limited Liability Company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the Limited Liability Company is 1159 SOUTH MILITARY TRAIL, L.L.C.

The name of the registered agent for 1159 SOUTH MILITARY TRAIL, L.L.C. is PETER M. MERCURIO and the street address of the company's principal office where the agent is located is 1457 North Military Trail, West Palm Beach, FL 33409.

This statement is to acknowledge that, as indicated above, 1159 SOUTH MILITARY TRAIL, L.L.C., has appointed me, PETER M. MERCURIO, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Dated 8/22/11, 2011.



PETER M. MERCURIO, Registered Agent

The foregoing instrument was acknowledged before by PETER M. MERCURIO (who is personally known to me or has produced _____ as identification, as agent on behalf of 1159 SOUTH MILITARY TRAIL, L.L.C., a Limited Liability Company.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of August, 2011.

(SEAL)



Notary Public State of Florida, at Large

My commission expires:



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