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From: Account Name : WARNER FOX SEELEY DUNGEY & SWEET, LLP
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LIMITED LIABILITY COMPANY

P.J.C.R. LIMITED LIABILITY COMPANY

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$293.75

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**ARTICLES OF ORGANIZATION OF
P.J.C.R. LIMITED LIABILITY COMPANY**

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

ARTICLE I - Name:

The name of the limited liability company (hereinafter referred to as the "Company") is "P.J.C.R. LIMITED LIABILITY COMPANY."

ARTICLE II - Address:

The mailing and street address of the principal office of the Limited Liability Company is 3 Mindoro Street, Stuart, Florida 34996.

ARTICLE III - Duration:

The period of duration for the Limited Liability Company shall be: Ten (10) years.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by a manager and the name and address of such manager who is to serve as manager is:

**Ralph H. Parks
3 Mindoro Street
Stuart, Florida 34996**

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 by unanimous agreement of all members.

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 to allow the orderly disposition of assets of the LLC and transfer of property to buyers or to members in proportion to their contributions.

**RICHARD J. DUNGEY
FL BAR NO. 155538
1100 S FEDERAL HIGHWAY
STUART, FL 34994
(561) 287-4444**

ARTICLE VII - Limitation on Agency Authority of Members

Pursuant to Section 608.424 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 VIII - Regulations

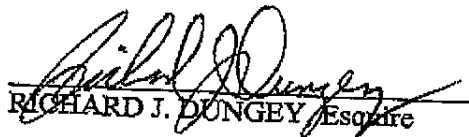
Any regulations as defined in Section §608.402(13) of the Act, relating to this Limited Liability Company must be in writing and signed by all of the members.

ARTICLE IX - Affidavit of Membership and Contributions

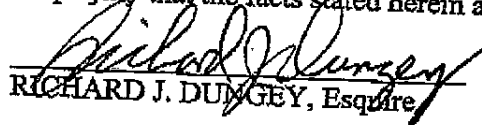
The undersigned authorized representative of a member of P.J.C.R. LLC certifies:

- 1) the above named limited liability company has more than one member;
- 2) the total amount of cash contributed by members is \$634,231.11
- 3) if any, the agreed value of property other than cash contributed by members is (See attached legal description) \$634,231.11
- 4) the total amount of cash and property contributed and anticipated to be contributed by members is \$1,268,462.22

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledge them to be my act this 10th day of August, 1999.


RICHARD J. DUNGEY, Esquire

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


RICHARD J. DUNGEY, Esquire

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STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of August, 1999 by RICHARD J. DUNGEY, Esquire, who is personally known to me, and who did take an oath.



(NOTARY SEAL)

A handwritten signature in cursive script, appearing to read 'Mary J. Vasilas', written over a horizontal line.

Name: Mary J. Vasilas

I am a Notary Public of the State of Florida having a commission number of CC 527843 and my commission expires May 12, 2000

Mary\corp\articles

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Exhibit A

A parcel of land in Government Lots 1 and 4, Section 5, Township 39 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Northeast corner of said Government Lot 4; Thence run North $00^{\circ}10'37''$ West for 247.71 feet to the Southerly right of way line of Gaines Highway; Thence run South $49^{\circ}02'20''$ West along said right of way line for 80.77 feet to a point on the arc of a curve concave to the southeast having a radius of 330 feet; said point being the Point of Beginning for the following described parcel:

Thence from said point and from a tangent bearing of North $13^{\circ}56'31''$ East run Northeastly along the arc of said curve through a central angle of $10^{\circ}28'37''$ for 60.34 feet to a point of intersection with the centerline of Gaines Highway; Thence run south $49^{\circ}02'20''$ West along said centerline for 62.09 feet to a point on a curve concave to the Northwest having a radius of 5809.58 feet; Thence from a tangent bearing of South $39^{\circ}31'10''$ West run Southwestly along the arc of said curve through a central angle of $1^{\circ}59'49''$ for 202.48 feet to a point on the southerly right of way line of Gaines Highway; Thence run South $49^{\circ}02'20''$ West along said right of way line for 55.19 feet; Thence run North $42^{\circ}44'56''$ West along the Easterly line of the Skinner Parcel described in Official Record Book 262, Page 1824, public records of Martin County, Florida, for 23.13 feet to a point on the Southerly line of State of Florida Department of Transportation right of way Parcel No. 104, Part "B" for I-95, (O.R. Book 601, Pages 1495 and 1496, Martin County, Florida public record), said point lying on a curve concave to the Northwest having a radius of 3779.58 feet; Thence from a tangent bearing of north $42^{\circ}02'09''$ West run Southwestly along the arc of this curve and along said Southerly line of Parcel No. 104, Part "B" through a central angle of $0^{\circ}17'09''$ for 28.83 feet to a point on a curve concave to the Southeast having a radius of 254.35 feet; Thence from a tangent bearing of South $40^{\circ}52'24''$ West, run Southwestly along said curve and along the Southerly line of State of Florida Department of Transportation Right of Way Parcel No. 104, Part "A" for I-95 (O.R. Book 601, Page 1495, Martin County, Florida, public records) and along the Easterly line of Florida D.O.T. Right of Way Parcel No. 103, Part "A" (O.R. Book 607, Page 1429, Martin County, Florida, Public records) through a central angle of $43^{\circ}26'37''$ for 192.86 feet to a point of tangency; Thence run South $2^{\circ}34'13''$ East along said Easterly line of Department of Transportation Right of Way Parcel No. 103, Part "A" for 431.82 feet to a point of curvature on a curve concave to the East having a radius of 2770.79 feet; Thence run Southerly along the arc of this curve and along said Easterly line of Department of Transportation Right of Way Parcel No. 103, Part "A" through a central angle of $0^{\circ}43'26''$ for 35.00 feet; Thence run North $89^{\circ}46'56''$ East along the South line of the Mahan property described in O.R. Book 127, Page 334, Martin County, Florida, public records for 303.88 feet to a point on the Westerly line of Department of Transportation Right of Way Parcel No. 102, Part "B" (O.R. Book 607, Page 1429, Martin County, Florida, public records); Thence run North $0^{\circ}07'27''$ West along said Westerly line for 252.39 feet to a point on a curve concave to the West having a radius of 2620.39 feet; Thence from a tangent bearing of North $0^{\circ}09'47''$ West run Northerly along the arc of this curve and along said Westerly line of Department of Transportation Right of Way Parcel No. 103, Part "B" and along the Westerly line of Florida Department of Transportation Right of Way Parcel No. 137 for I-95 (O.R. Book 607, page 1433, Martin County, Florida, public records) through a central angle of $6^{\circ}28'08''$ for 395.42 feet; Thence run North $6^{\circ}20'22''$ West along said Westerly line of Department of Transportation Right of Way Parcel No. 137 for 159.00 feet to a point of curvature on a curve concave to the Southeast having a radius of 330 feet; Thence run Northerly along the arc of this curve and along the Westerly line of said Department of Transportation Right of Way Parcel No. 137 through a central angle of $20^{\circ}16'53''$ for 118.01 feet to the Point of Beginning.

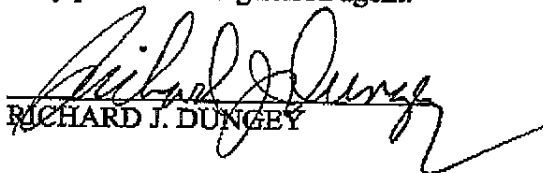
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

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: P.J.C.R. LIMITED LIABILITY COMPANY
2. The name and the Florida street address of the registered agent is:

RICHARD J. DUNGEY, Esquire
1100 S. Federal Highway
Stuart, Florida 34994

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 statues 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.


RICHARD J. DUNGEY