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February 28, 2006

**CORPORATION NAME (S) AND DOCUMENT NUMBER (S):**

1050 Miller Road, LLC

**Filing Evidence**

- ☐ Plain/Confirmation Copy
- ☒ Certified Copy

**Type of Document**

- ☐ Certificate of Status
- ☒ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to include Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

**Retrieval Request**

- ☐ Photocopy
- ☐ Certified Copy

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	Non Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of RA Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Reports
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation
<input type="checkbox"/>	Reinstatement

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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**AMENDED AND RESTATED ARTICLES OF ORGANIZATION  
OF  
1050 MILLER ROAD, LLC**

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**FILED**  
2006 FEB 28 PM 1:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 608.411, *Florida Statutes (2005)*, the sole Member of the Company, by and through its Authorized Agent, hereby adopts the following *Amendmended and Restated Articles of Organization* pursuant to a resolution amending the *Articles of Organization* (Document No. L04000084552) as originally filed with the Florida Department of State on November 16, 2004.

**ARTICLE I  
NAME AND PRINCIPAL OFFICE**

The name of the Company shall be **1050 MILLER ROAD, LLC** and its principal office and mailing address shall be 375 Commerce Way, Suite 101, Longwood, Florida 32750.

**ARTICLE II  
REGISTERED AGENT**

The name and street address of the initial registered agent and registered office of this Company shall be **PHILIP TATICH**, 1151 North Orange Avenue, Winter Park, Florida 32789

**ARTICLE III  
COMMENCEMENT DATE AND TERM OF EXISTENCE**

This Company shall have perpetual existence which shall commence upon the subscription and acknowledgment of these Articles of Organization.

**ARTICLE IV  
MANAGEMENT OF THE COMPANY**

This Company is to be managed by one or more managers and is, therefore, a manager-managed company.

**ARTICLE V**  
**ADMISSION OF ADDITIONAL MEMBERS**

Additional Members may be admitted in the manner set forth in the Regulations of this Company.

**ARTICLE VI**  
**CONTINUATION OF BUSINESS**

The remaining Members of this Company shall have the right to continue its business upon 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.

**ARTICLE VII**  
**PURPOSE**

The Company's business and purpose shall consist solely of the acquisition, ownership, operation, maintenance and management of the certain real property located in Seminole County, Florida, being more particularly described in the schedule attached hereto as **Exhibit "A"** (the "Property"), and such activities as are necessary, incidental or appropriate in connection with the ownership and operation of the Property.

**ARTICLE VIII**  
**RESTRICTIONS/LIMITATIONS ON POWERS AND DUTIES**

Notwithstanding any other provisions of the Company's Articles of Organization, Operating Agreement or similar organizational documents, or any provision of law that otherwise so empowers the Company, so long as any obligations secured by a first mortgage/deed of trust lien ("First Lien") on the Property ("Security Instrument") remain outstanding and not discharged in full, the Company shall not do any of the following:

- (a) engage in any business or activity other than the acquisition, development, ownership, operation, leasing and managing and maintenance of the Property, and entering into the loan made in connection with any Security Instrument ("Loan") and activities

incidental thereto;

- (b) acquire or own any material assets other than (i) the Property, and (ii) such incidental personal property as may be necessary for the operation of the Property;
- (c) merge into or consolidate with any person or entity or dissolve, terminate or liquidate in whole or in part, transfer or otherwise dispose of all or substantially all of its assets or change its legal structure, without in each case the consent of any holder of a First Lien on the Property ("Lender");
- (d) (i) fail to observe its organizational formalities or preserve its existence as an entity duly organized, validly existing and in good standing (if applicable) under the laws of the jurisdiction of its organization or formation, and qualification to do business in the State where the Property is located, if applicable, or (ii) without the prior written consent of Lender, amend, modify, terminate or fail to comply with the provisions of the Company's Articles of Organization, Operating Agreement or similar organizational documents, as the case may be;
- (e) own any subsidiary or make any investment in, any person or entity without the consent of Lender;
- (f) commingle its assets with the assets of any of its members, general partners, affiliates, principals or of any other person or entity, participate in a cash management system with any other entity or person or fail to use its own separate stationery, invoices and checks;
- (g) incur any debt, secured or unsecured, direct or contingent (including guaranteeing any obligation), other than the Loan, except for trade payables in the ordinary course of its business of owning and operating the Property, provided that such debt (i) is not evidenced by a note, (ii) is paid within sixty (60) days of the date incurred, (iii) does not exceed in the aggregate four percent (4%) of the outstanding principal balance of the note evidencing the indebtedness secured by any Security Instrument ("Note"), and (iv) is payable to trade creditors and in amounts as are normal and reasonable under the circumstances;
- (h) fail to pay its debts and liabilities (including, without limitation, as applicable, shared personnel and overhead expenses) from its assets as the same shall become due;
- (i) (i) fail to maintain its records (including, without limitation, financial statements), books of account and bank accounts separate and apart from those of the members, general partners, principals and affiliates of the Company, the affiliates of a member, general partner or principal of the Company, and any other person or entity, (ii) permit its assets or liabilities to be listed as assets or liabilities on the financial statement of any other entity or person, or (iii) include the

assets or liabilities of any other person or entity on its financial statements;

- (j) enter into any contract or agreement with any member, general partner, principal or affiliate of the Company, any guarantor or the Loan, or any member, general partner, principal or affiliate thereof (other than a business management services agreement with an affiliate of the Company, provided that (i) such agreement is acceptable to Lender, (ii) the manager, or equivalent thereof, under such agreement holds itself out as an agent of the Company, and (iii) the agreement meets the standards set forth in its subsection (j) following this parenthetical), except upon terms and conditions that are commercially reasonable, intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any member, general partner, principal or affiliate of the Company, any guarantor of the Loan, or any member, general partner, principal or affiliate thereof;
- (k) fail to correct any known misunderstandings regarding the separate identity of the Company or any member, general partner, principal or affiliate thereof or any other person;
- (l) guarantee or become obligated for the debts of any other entity or person or hold itself out be responsible for the debts of another person;
- (m) make any loans or advances to any third party, including any member, manager, principal or affiliate of the Company, or any member, manager, principal or affiliate thereof, and shall not acquire obligations or securities of any member, manager, principal or affiliate of the Company, or any member, manager or affiliate thereof;
- (n) fail to file its own tax returns or, if part of a consolidated group, fail to be shown as a separate member of such group;
- (o) fail either to hold itself out to the public as a legal entity separate and distinct from any other entity or person or to conduct its business solely in its own name in order not (i) to mislead others as to the identity with which such other party is transacting business, or (ii) to suggest that the Company is responsible for the debts of any third party (including, without limitation, any member, general partner, principal or affiliate of the Company, or any member, general partner, principal or affiliate thereof);
- (p) fail to maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations;
- (q) share any common logo with or hold itself out as or be considered as a department or division of (i) any general partner, principal, member or affiliate of the Company, (ii) any affiliate of a general partner, principal or member of the Company, or (iii) any other person or

entity;

- (r) fail to allocate fairly and reasonably any overhead expenses that are shared with an affiliate, including, without limitation, paying for office space and services performed by any employee of an affiliate;
- (s) pledge its assets for the benefit of any other person or entity, other than with respect to the Loan;
- (t) fail to maintain a sufficient number of employees in light of its contemplated business operations;
- (u) file or consent to the filing of any petition, either voluntary or involuntary, to take advantage of any applicable insolvency, bankruptcy, liquidation or reorganization statute, or make an assignment for the benefit of creditors without the affirmative vote of all the members of the Company;
- (v) fail to hold its assets in its own name;
- (w) have any of its obligations (other than the Loan) guaranteed by an affiliate; or
- (x) amend Articles V, VI, VII or VIII of these Articles of Organization.

#### **ARTICLE IX** **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 X** **SEPARATENESS/OPERATION MATTERS**

The Company shall:

- (a) maintain books and records and bank accounts separate from those of any other person;
- (b) maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;
- (c) hold regular meetings, as appropriate, to conduct the business of the

Company, and observe all customary organizational and operational formalities;

- (d) hold itself out to creditors and the public as a legal entity separate and distinct from any other entity;
- (e) 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;
- (f) allocate and charge fairly and reasonably any common employee or overhead shared with affiliates and maintain a sufficient number of employees in light of its contemplated business operations;
- (g) transact all business with affiliates on an arm's-length basis and pursuant to enforceable agreements;
- (h) conduct business in its own name, and use separate stationery, invoices and checks;
- (i) not commingle its assets or funds with those of any other person;
- (j) not assume, guarantee or pay the debts or obligations of any other person;
- (k) pay its own liabilities out of its own funds;
- (l) not acquire obligations or securities of its members;
- (m) not pledge its assets for the benefit of any other entity or make any loans or advances to any entity;
- (n) correct any known misunderstanding regarding its separate identity;
- (o) maintain adequate capital in light of its contemplated business operations; and
- (p) maintain all required qualifications to do business in the state in which the Property is located.

**ARTICLE XI**  
**EFFECT OF BANKRUPTCY, DEATH,**  
**INCOMPETENCY OR WITHDRAWAL OF A MEMBER.**

The bankruptcy, death, dissolution, liquidation, termination or adjudication of incompetency of a Member shall not cause the termination or dissolution of the Company and the business of the Company shall continue. 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 transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent Member. In the event that the Company has only one Member, such Member may not withdraw as a Member of the Company without the prior written consent of the Lender, which consent may be granted, withheld or conditioned in the Lender's sole discretion, including, without limitation, the condition that a succeeding Member acceptable to Lender in Lender's sole discretion exist and succeed the withdrawing Member so that the operations and existence of the Company continue. The foregoing shall apply to the fullest extent permitted by applicable law.

## **ARTICLE XII** **GOVERNING PROVISIONS**

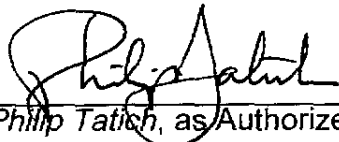
In the event of any conflicts between the terms and conditions of these Articles of Organization and the Company's Operating Agreement or similar organizational documents, the terms and conditions of these Articles of Organization shall govern, but only to the extent of any such conflicts.

## **ARTICLE XIII** **SUBORDINATION OF INDEMNIFICATION PROVISIONS**

Notwithstanding any provision hereof to the contrary, any indemnification claim against the Company arising under these Articles, the Operating Agreement or the laws of the state of organization of the Company shall be fully subordinate to any obligations of the Company arising under the Security Instrument or any other Loan Document, and shall only constitute a claim against the Company to the extent of, and shall be paid by the Company in monthly installments only from, the excess of net operating income for any

month over all amounts then due under the Security Instrument and the other Loan Documents.

**IN WITNESS WHEREOF**, the undersigned has executed these *Amended and Restated Articles of Organization* as of the 27th day of February, 2006.

  
Philip Tatich, as Authorized Agent

**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

The undersigned, having been designated as the Registered Agent in the foregoing *Amended and Restated Articles of Organization of 1050 Miller Road, LLC*, a Florida limited liability company, does hereby accept such designation and agrees to comply with the requirements of law incident thereto.

  
Philip Tatich  
1151 North Orange Avenue  
Winter Park, Florida 32789

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## **LEGAL DESCRIPTION**

### **PARCEL 1:**

The North 388.46 feet of the West 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 30 East, together with a non-exclusive perpetual easement appurtenant to the aforementioned parcel in and to a right-of-way extending from the Southerly right-of-way line of Charlotte Street lying 30 feet on either side of the center line dividing the East and West halves of the East 1/2 of the NW 1/4 of the NE 1/4 of said Section 7, to the South boundary of the aforementioned tract, for the purposes of ingress and egress.

### **PARCEL 2:**

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 30 East, subject to a non-exclusive perpetual easement for ingress and egress over, and upon the East 30 feet and North 30 feet thereof.

### **PARCEL 3:**

The East 75 feet of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 30 East.

### **PARCEL 4:**

The North 30 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 30 East. (This parcel is conveyed for the purpose of releasing the easement reserved in that certain Warranty Deed from Miller Developers, Inc. to David L. Robb et al., dated July 1973, filed July 30, 1973, and recorded in Official Records Book 989, Page 272 of the Public Records of Seminole County, Florida.

### **PARCEL 5:**

A non-exclusive perpetual easement for ingress and egress over, upon and through the West 30 feet of the East 1/4 of the Northwest 1/4 of the Northeast 1/4 and the East 30 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Northeast 1/4, all in Section 7, Township 21 South, Range 30 East.

**PARCEL 6:**

**A non-exclusive perpetual easement appurtenant to Parcels 1 through 4, described above, and other lands of the Buyer in Section 7, for construction of rail siding and rail car loading and unloading facilities and the use thereof for such purposes over, upon and through that certain parcel of land described as follows:**

**From the intersection of the centerline of Charlotte Street and the east boundary of the NW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 30 East, run South 0 06 00 West a distance of 304.97 feet to a Point of Beginning, run thence South 0 06 00 West a distance of 437.97 feet, thence East 160 feet, more or less, to the westerly Right-of-way line of the Seaboard Coastline Railroad, thence North 4 23 49 West to a point East of the Point of Beginning, thence North 89 52 49 West a distance of 127 feet, more or less, to the Point of Beginning.**

**Together with a non-exclusive perpetual easement for ingress and egress to the foregoing parcel over, upon and through the South 60 feet of the North 105 feet of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 30 East. (Each of the foregoing easements described as Parcel 5 are subject to existing mortgages of record.)**

**EASEMENT:**

**A non-exclusive utility easement over and upon a strip of land 15 feet wide lying between Lot 11 and Lot 12, Charlotte Street Industrial Park, according to Plat thereof filed in Plat Book 35, Page 45 of the Public Records of Seminole County, Florida.**

**Further described as the South 7.5 feet of Lot 11 and the North 7.5 feet of Lot 12, Charlotte Street Industrial Park, Plat Book 35, Page 45, Seminole County, Florida.**