

L00000003924

FRANKLIN G. CALLAS  
A PARTNERSHIP INCLUDING A PROFESSIONAL ASSOCIATION

SUITE 602 • PLAZA CENTER WEST

251 ROYAL PALM WAY

P.O. BOX 2715

PALM BEACH, FLORIDA 33480

FRANKLIN G. CALLAS  
MARIO G. DE MENDOZA, III, P.A.

TELEPHONE (561) 659-1111

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E-MAIL: pblaw@flips.net

March 15, 2000

**VIA FEDERAL EXPRESS**

Secretary of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

900003173209--3

-03/16/00--01091--009

\*\*\*125.00 \*\*\*125.00

RE: **Designers Development, LLC**  
**Our File No. 3899.30**

Dear sir or madam:

Enclosed herewith please find an original and a copy of the fully executed Articles of Organization of Designers Development, LLC for filing, together with a check in the amount of \$125.00, representing the filing fee.

Thank you for your assistance.

Sincerely,

  
Mario G. de Mendoza, III

MGMlll:hr  
Enclosures

FILED  
00 APR -6 PM 1:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

March 21, 2000

MARIO G. DE MENDOZA, III  
MENDOZA AND CALLAS  
P.O. BOX 2715  
PALM BEACH, FL 33480

SUBJECT: DESIGNERS DEVELOPMENT, LLC  
Ref. Number: W00000007469

We have received your document for DESIGNERS DEVELOPMENT, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

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) 487-6043.

Shawn Logan  
Document Specialist

Letter Number: 200A00015442

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00 APR -6 PM 11:21  
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TALLAHASSEE, FLORIDA

MGMIII:hr  
3899.30  
03/10/00

**DESIGNERS DEVELOPMENT, LLC**  
**ARTICLES OF ORGANIZATION**

The undersigned, pursuant to the provision of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

**ARTICLE I - NAME**

The name of the Limited Liability Company is "Designers Development, LLC"

**ARTICLE II - PERIOD OF DURATION**

The period of duration of the Limited Liability Company shall be from the date of execution of these Articles of Organization until the first to occur of the following:

- (i) Ten (10) years from the date of filing of these Articles of Organization with the Department of State, or
- (ii) Dissolution of the Limited Liability Company pursuant to the provisions of the Florida Limited Liability Company Act.

**ARTICLE III - PURPOSE**

The purpose for which the Limited Liability Company is organized is to acquire, develop, manage and sell real property, as well as to engage in any and all businesses and activities permitted by the laws of the State of Florida. The Limited Liability Company shall have all of the powers vested in a Limited Liability Company organized and existing by virtue of such laws.

**ARTICLE IV - PRINCIPAL PLACE OF BUSINESS**

The mailing address and the principal place of business in Florida for the Limited Liability Company is: 251 Royal Palm Way, Suite 602, Palm Beach, Florida 33480.

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**ARTICLE V - REGISTERED AGENT**

The name and address of the initial registered agent in Florida for the Limited Liability Company is: Mario G. de Mendoza, III, Esquire, Mendoza and Callas, 251 Royal Palm Way, Suite 602, Palm Beach, Florida 33480.

**ARTICLE VI - MEMBERS**

The names and mailing addresses of the members of the Limited Liability Company are:

Robert A. Bentz  
1280 North Congress Avenue, Suite 215  
West Palm Beach, Florida 33409

Joseph D. Lelonek  
1280 North Congress Avenue, Suite 215  
West Palm Beach, Florida 33409

Jennifer Morton  
1280 North Congress Avenue, Suite 215  
West Palm Beach, Florida 33409

**ARTICLE VII - CAPITAL CONTRIBUTION**

The total amount of cash and a description of the agreed value of property other than cash contributed to the Limited Liability Company is as follows: Seventy Five Thousand and no/100 Dollars (\$75,000.00) in cash and no other property is being contributed to the Limited Liability Company at this time.

**ARTICLE VIII - ADDITIONAL CONTRIBUTIONS**

The total additional contributions, if any, agreed to be made by all members and the times at which, or the events of happening of which, that shall be made, are as follows: No additional contributions have been agreed to at the date of filing of these Articles of Organization. Additional contributions, if any, will be made upon unanimous agreement by all of the members of the Limited Liability Company.

**ARTICLE IX - ADDITIONAL MEMBERS**

Members may be admitted to the Limited Liability Company only upon the unanimous agreement of the then existing members.

**ARTICLE X - CONTINUITY OF BUSINESS**

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any

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other event which terminates the continued membership of a member in the Limited Liability Company, the business of the Limited Liability Company shall not be continued and the Limited Liability Company shall be dissolved unless there is obtained the written consent of all of the remaining members of the Limited Liability Company. Upon the death of any member, his/her interest in the Limited Liability Company shall pass to his/her estate.

#### ARTICLE XI - MANAGEMENT

The Limited Liability Company is to be managed by a manager. The name and address of the person who is to serve as the manager of the Limited Liability Company until the first annual meeting of members or until his successor is elected and qualified is Joseph D. Lelonek.

These Articles of Organization were executed this 14<sup>th</sup> day of March, 2000.

  
\_\_\_\_\_  
ROBERT A. BENTZ, Member

  
\_\_\_\_\_  
JOSEPH D. LELONEK, Member

  
\_\_\_\_\_  
JENNIFER MORTON, Member

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On this 14<sup>th</sup> day of March, 2000, before me personally appeared ROBERT A. BENTZ, Member of Designers Development, LLC, a Florida Limited Liability Company to be formed, to me known to be the person who executed the foregoing, and who acknowledged before me that he executed the same for the purposes expressed therein. He is personally known to me, or has produced \_\_\_\_\_ as identification, and he did not take an oath.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State aforesaid.

(Notary Seal)



Donna M. Scully  
MY COMMISSION # CC676090 EXPIRES  
August 28, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

Donna M. Scully  
Notary Public  
Commission No.: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On this 14<sup>th</sup> day of March, 2000, before me personally appeared JOSEPH D. LELONEK, Member of Designers Development, LLC, a Florida Limited Liability Company to be formed, to me known to be the person who executed the foregoing, and who acknowledged before me that he executed the same for the purposes expressed therein. He is personally known to me, or has produced \_\_\_\_\_ as identification, and he did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State aforesaid.

(Notary Seal)



Donna M. Scully  
MY COMMISSION # CC676090 EXPIRES  
August 28, 2001  
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Donna M. Scully  
Notary Public  
Commission No.: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On this 14<sup>th</sup> day of March, 2000, before me personally appeared JENNIFER MORTON, Member of Designers Development, LLC, a Florida Limited Liability Company to be formed, to me known to be the person who executed the foregoing, and who acknowledged before me that she executed the same for the purposes expressed therein. She is personally known to me, or has produced \_\_\_\_\_ as identification, and he did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State aforesaid.

(Notary Seal)




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MY COMMISSION # CC676090 EXPIRES  
August 28, 2001  
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Notary Public  
Commission No.: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

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00 APR - 6 PM 2:21  
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TALLAHASSEE

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as the registered agent for Designers Development, LLC, a Florida Limited Liability Company, I hereby accept the appointment as registered agent. I am familiar with and agree to accept the obligations of the position of registered agent as provided for in Chapter 608, Florida Statutes.

  
MARIO G. DE MENDOZA, III, ESQ.  
Mendoza and Callas  
251 Royal Palm Way, Suite 602  
Palm Beach, Florida 33480

Date: 3/31/00

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00 APR -6 PM 1:21  
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