

L020000019536

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

L02-19536

(Document Number)

Certified Copies 1

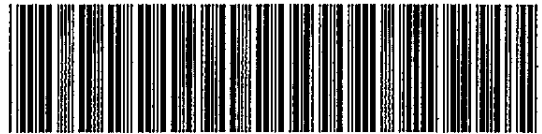
Certificates of Status _____

Special Instructions to Filing Officer:

3/24

FL LC
amended
& Restated
Articles

Office Use Only



300068609823

03/24/06--01047--002 **55.00

FILED
06 MAR 24 PM 1:01
TALLAHASSEE, FLORIDA

M. HODGES

GORNTO & GORNTO, P.A.

ATTORNEYS AT LAW

149 South Ridgewood Avenue, Suite 550

Daytona Beach, Florida 32114

EMAIL: G-G@gorntolaw.com

L. A. 'Gus' Gornto, Jr.
Board Certified Tax Lawyer
Master of Laws in Taxation

Bradford B. Gornto
Master of Laws in Taxation

Telephone
(386) 257-1899

Telecopier
(386) 257-1833

March 23, 2006

Florida Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Martin Business Park, LLC

Dear Sir or Madam:

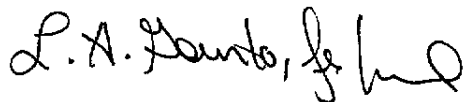
Enclosed are an original and one copy of the Amended and Restated Articles of Organization of Martin Business Park, LLC.

I would appreciate your filing these documents upon receipt and forwarding one certified copy of the Articles of Amendment to me by Federal Express on the date of filing. Our Federal Express account number is 137818060.

I have enclosed a check in the amount of \$55.00 for the filing fees.

Thank you for your assistance in this matter.

With kindest regards,



L. A. Gornto, Jr.
LAG/ml
Enclosures

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
MARTIN BUSINESS PARK, LLC**

Pursuant to the provisions of Florida Statutes ' 608.411, Martin Business Park, LLC adopts the following articles of amendment and restatement to its articles of organization:

FIRST: Amendments and restatements adopted:

**ARTICLES OF ORGANIZATION
OF
MARTIN BUSINESS PARK, LLC
a Florida Limited Liability Company**

ARTICLE ONE: NAME

The name of this limited liability company is Martin Business Park, LLC.

ARTICLE TWO: PERIOD OF DURATION

The period of duration of this limited liability company is perpetual. The date and time at which the existence of this limited liability company begins is the date and time of filing of these articles of organization by the Department of State of the State of Florida.

ARTICLE THREE: PURPOSE

The Limited Liability Company's (the "Company's") business and purpose shall consist solely of the acquisition, ownership, operation and maintenance of the real estate project known as Martin Business Park, located in Daytona Beach, Volusia County, Florida (the "Property") and activities incidental thereto.

ARTICLE FOUR: PRINCIPAL OFFICE

The mailing address and street address of the principal office this limited liability company are as follows:

1440 N. Nova Road, Suite 301
Daytona Beach, FL 32117

ARTICLE FIVE: REGISTERED AGENT; REGISTERED OFFICE

The name and street address of the initial registered agent of this limited liability company in the State of Florida are as follows:

Name:	Robert D. Martin
Street Address:	1440 N. Nova Road, Suite 301 Daytona Beach, FL 32117

FILED
05 MAR 24 PM 1:01
TALLAHASSEE FLORIDA

ARTICLE SIX: MANAGEMENT

The management of this limited liability company is reserved to its members. The name and address of the member who is to serve as initial managing member are as follows:

<u>Name</u>	<u>Address</u>
Martin Daytona Corporation	1440 N. Nova Road, Suite 301 Daytona Beach, FL 32117

ARTICLE SEVEN: POWERS AND DUTIES

Notwithstanding any other provisions of these Articles and so long as any obligations secured by a first priority mortgage, deed of trust or deed to secure debt incurred in connection with any financing of the Property (a "Security Instrument") remain outstanding and not discharged in full, without the consent of all members, the Company shall have no authority on behalf of the Company to:

- (i) incur any debt, secured or unsecured, direct or contingent (including guaranteeing any obligation), other than obligations secured by the Security Instrument, except unsecured trade and operational debt incurred with trade creditors in the ordinary course of its business of owning and operating the Property in such amounts as are normal and reasonable under the circumstances, provided that such debt is not evidenced by a note and is paid when due and provided in any event the outstanding principal balance of such debt shall not exceed at any one time one percent (1%) of the outstanding obligations secured by the Security Instrument;
- (ii) seek the dissolution or winding up, in whole or in part, of the Company;
- (iii) 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;
- (iv) file a voluntary petition or otherwise initiate proceedings to have the Company adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Company, or file a petition seeking or consenting to reorganization or relief of the Company as debtor under any applicable federal or state law relating to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek or consent to the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the properties and assets of the Company, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due or declare or effect a moratorium on the Company debt or take any action in furtherance of any such action; or
- (v) amend, modify or alter Articles One, Two, Three, Four, Five or Six of these Articles.

Notwithstanding the foregoing and so long as any obligation secured by the Security Instrument remains outstanding and not discharged in full, the Company shall have no authority to take

any action in items (i) through (iii) and (v) without the written consent of the holder of the Security Instrument.

ARTICLE EIGHT: 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 interest in the Company shall be personal property for all purposes.

ARTICLE NINE: SEPARATENESS/OPERATIONS MATTERS

The Company has not and shall not:

- (a) acquire or own any material asset other than (i) the Property, and (ii) such incidental personal property as may be necessary for the operation of the Property;
- (b) fail to 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, or without the prior written consent of the holder of the Security Instrument, amend, modify, terminate or fail to comply with the provisions of these Articles of Organization, or the Company's Operating Agreement;
- (c) own any subsidiary or make any investment in or acquire the obligations or securities of any other person or entity without the consent of the holder of the Security Instrument;
- (d) commingle its assets with the assets of any of its principal(s), affiliates, or of any other person or entity or transfer any assets to any such person or entity other than distributions on account of equity interests in the Company permitted by the Security Instrument and properly accounted for;
- (e) allow any person or entity to pay its debts and liabilities (except for a Guarantor or Indemnitor (as defined in the Security Instrument)) or fail to pay its debts and liabilities solely from its own assets;
- (f) fail to maintain its records, books of account and bank accounts separate and apart from those of the partners, members, principals and affiliates of the Company, the affiliates of a partner or member of the Company and any other person or entity or fail to prepare and maintain its own financial statements in accordance with generally accepted accounting principles and susceptible to audit, or if such financial statements are consolidated fail to cause such financial statements to contain footnotes disclosing that the Property is actually owned by the Company;
- (g) enter into any contract or agreement with any partner, member, principal or affiliate of the Company or any guarantor of all or a portion of the obligations secured by the Security Instrument or any partner, member, principal or affiliate thereof, except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any partner,

member, principal or affiliate of the Company, as the case may be, any guarantor or any partner, member, principal or affiliate thereof;

- (h) fail to correct any known misunderstandings regarding the separate identity of the Company;
- (i) hold itself out to be responsible or pledge its assets or credit worthiness for the debts of another person or entity or allow any person or entity to hold itself out to be responsible or pledge its assets or credit worthiness for the debts of the Company (except for a Guarantor or Indemnitor (as defined in the Security Instrument));
- (j) make any loans or advances to any third party, including any partner, member, principal or affiliate of the Company, or any partner, member, principal or affiliate thereof;
- (k) fail to file its own tax returns or to use separate contracts, purchase orders, stationery, invoices and checks;
- (l) 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 any partner, member, principal or affiliate of the Company or any partner, member, principal or affiliate thereof);
- (m) fail to allocate fairly and reasonably among the Company and any third party (including, without limitation, any guarantor) any overhead for common employees, shared office space or other overhead and administrative expenses;
- (n) allow any person or entity to pay the salaries of its own employees or fail to maintain a sufficient number of employees for its contemplated business operations;
- (o) 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;
- (p) share any common logo with or hold itself out as or be considered as a department or division of (i) any partner, principal, member or affiliate of the Company, (ii) any affiliate of a partner, principal, member or affiliate of the Company, or (iii) any other person or entity or allow any person or entity to identify the Company as a department or division of that person or entity; or
- (q) conceal assets from any creditor, or enter into any transaction with the intent to hinder, delay or defraud creditors of the Company or the creditors of any other person or entity.

ARTICLE TEN: EFFECT OF BANKRUPTCY, DEATH OR DEATH OR INCOMPETENCY 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 any Company interest shall be subject to all of the restrictions hereunder to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent member.

ARTICLE SIX: 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 (as defined therein), 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.

SECOND: The date of filing of the original Articles of Organization of Martin Business Park, LLC was August 1, 2002.

THIRD: The effective date of these Amended and Restated Articles of Organization shall be the date and time of the filing with the Department of State of the State of Florida.

FOURTH: These Amended and Restated Articles of Organization of Martin Business Park, LLC supersede the original articles of organization and all amendments thereto.

The undersigned Managing Member of this limited liability company execute these Amended and Restated Articles of Organization this 16 day of March, 2006.

Martin Daytona Corporation

By: 
Robert D. Martin, CEO

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing Amended and Restated Articles of Organization was acknowledged before me this ____ day of March, 2006, by Robert D. Martin, CEO of Martin Daytona Corporation, as Managing Member of Martin Business Park, LLC, on behalf of the limited liability company, who is personally known to me and who did not take an oath.


Notary Public
My Commission Expires:

