

# L02000034249

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## LIMITED LIABILITY COMPANY

croton place properties, llc

Certificate of Status	0
Certified Copy	1
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ARTICLES OF ORGANIZATION  
OF  
CROTON PLACE PROPERTIES, LLC

The undersigned, being the Member and Organizer of the Limited Liability Company hereby being formed under Chapter 608 of the Florida Statutes, does hereby adopt the following Articles of Organization for the Limited Liability Company:

FIRST: The name of the Limited Liability Company is: Croton Place Properties, LLC

SECOND: The Limited Liability Company shall continue until the occurrence of an event set forth in the Operating Agreement which causes the termination of the Limited Liability Company.

THIRD: The Limited Liability Company is organized for the following purposes: to acquire, own, hold, improve, manage and operate the real property known as 1111 Croton Place, Celebration, FL 34747, in Celebration, Florida (the "Property"); to incur indebtedness, secured and unsecured; to mortgage, finance, refinance, encumber, lease, sell, exchange, convey, transfer or otherwise deal with or dispose of the Property; to enter into and perform contracts and agreements of any kind necessary to, in connection with or incidental to the business of the Limited Liability Company; and to carry on any other activities necessary to, in connection with or incidental to the foregoing, as the Members in their discretion may deem desirable.

FOURTH: The mailing address and street address of the initial registered office of the Limited Liability Company in Florida is 215 Celebration Place, Suite 500, Celebration, Florida 34747, and the name of the initial registered agent of the Limited Liability Company in Florida at that address is Jerry J. Arsenault

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. If 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 as provided for in Chapter 608, F.S.

  
Jerry J. Arsenault

FIFTH: The mailing address and principal office of the Limited Liability Company is 215 Celebration Place, Suite 500, Celebration, Florida 34747.

SIXTH: The Limited Liability Company will be operated by the Members, and no manager will be appointed. The name and address of the sole Member are: Celebration Investment Group, LLC, a Florida limited liability company, having an address at 215 Celebration Place, Suite 500, Celebration, Florida 34747.

SEVENTH: The allocations and distributions of the Limited Liability Company shall be made in proportion to the Members' Percentage Interests.

EIGHTH: Capital contributions in addition to the initial contribution may be made at such times and in such amounts as may hereafter may be agreed by the unanimous vote of the Members. No additional capital contributions have been agreed to by the Members at this time.

NINTH: The membership interests of the Members are evidenced by Certificates of Membership.

TENTH: The existing Members shall have the right to admit additional Members to the Limited Liability Company, by the unanimous vote or consent of the Members.

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ELEVENTH: If there later are more than one Members, the remaining Members of the Limited Liability Company, by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the Member who caused the Withdrawal Event), may continue the Limited Liability Company 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 in the Limited Liability Company.


TWELFTH: The name and address of the sole Member and Organizer of the Limited Liability Company are: Celebration Investment Group, LLC, a Florida limited liability company, having an address at 215 Celebration Place, Suite 500, Celebration, Florida 34747.

THIRTEENTH: None of the Members of the Limited Liability Company are liable for payment of any debt, obligation or other liability of the Limited Liability Company.

IN WITNESS WHEREOF, the undersigned has executed and acknowledged these Articles of Organization on December 13, 2002.

In the presence of:

CELEBRATION INVESTMENT GROUP, LLC,  
a Florida limited liability company.

  
print: Edward J. O'Leary

  
print: Sandra M. Sawmiller

By:   
Jerry J. Arseneault, Member

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STATE OF FLORIDA, COUNTY OF OSCEOLA, ss.

The foregoing instrument was acknowledged before me on the 13th day of December, 2002, by Jerry J. Arsenault, to me known, who being duly sworn, did depose and say and did acknowledge that he is a Member of Celebration Investment Group, LLC, the limited liability company described in and which executed the foregoing Articles of Organization; that he had authority to execute said Articles of Organization; and that he executed said Articles of Organization in the name of Celebration Investment Group, LLC for and on behalf of said limited liability company.

Jill Sanford  
print

Notary Public Jill Sanford  
My Commission Expires: 7-21-06

Personally Known ✓ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced:

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