

# H0300000 2123

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H03000024290 6)))

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To: Division of Corporations  
Fax Number : (850) 205-0383

From: Account Name : NEIL SCHAFFEL, P.A.  
Account Number : 072416000613  
Phone : (954) 340-3311  
Fax Number : (954) 755-2515

1-21-03 *msk*

**LIMITED LIABILITY COMPANY**

**Parkland Estates, L.L.C.**

RECEIVED  
03 JAN 21 AM 7:44  
DIVISION OF CORPORATION

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

FILED  
03 JAN 17 AM 8:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing

Public Access Help

03 JAN 17 AM 8:51

FILED

CLERK OF SUPERIOR COURT  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF  
PARKLAND ESTATES, L.L.C.

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608, i.e. the "Act").

1. Name. The name of this limited liability company is PARKLAND ESTATES, L.L.C. (the "Company").

2. Duration. The Company shall exist from the date of filing these Articles with the Department of State until the earlier of December 31, 2102 or the occurrence of any of the events specified in Florida Statutes Section 608.441, unless continued by the unanimous consent of all of the remaining members.

3. Purpose. The purpose for which the Limited Liability Company is organized is to operate, manage, improve, repair, rent, lease, own, acquire, sell, assign, mortgage, hypothecate, and otherwise deal in real property and its appurtenances and fixtures; and to deal in direct interests, partnership interests, stockholder interests, and joint venture interests which represent shares in

PREPARED BY:

Neil Schaffel, Esquire  
Neil Schaffel, P.A.  
3300 University Drive, Suite 709  
Coral Springs, FL 33065  
(954) 340-3311  
Florida Bar No. 16095

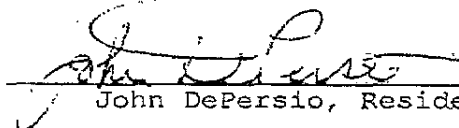
such property; and to build or contract for the building of buildings and other structures on such property, and to engage in any lawful act or activity for which a limited liability company may be organized under the Act.

4. Mailing Address and Street Address. The mailing address and street address of the principal office of the Company is 10519 N.W. 67<sup>th</sup> Court, Parkland, Florida 33076.

5. Registered Agent, Registered Office, and Registered Agent's Signature. The name and the Florida street address of the initial registered agent and the address of the registered office of the Company is:

John DePersio  
10519 N.W. 67<sup>th</sup> Court  
Parkland, Florida 33076.

Having been named as registered agent and to accept service of process for the above-named 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 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.

  
John DePersio, Resident Agent

6. Additional Members. Additional members to the Company may be admitted, but only if the current members unanimously agree to the admission of the additional members and to the terms of admission.

FILED

83 JAN 17 AM 8:51  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

7. Termination of Membership. If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy, or upon the occurrence of any other event which terminates the continued membership of a member in the company, the remaining members may, by unanimous written agreement, continue the business of the Company.

8. Management of the Company. The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company. The following member will initially be the managing member:

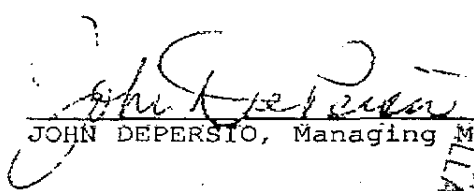
JOHN DEPERSEO

9. Limitation on Agency, Authority of Members. 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. Such authority shall be reserved for the managing member of the Company.

10. Regulations or Operating Agreement. The members shall have the power to adopt, alter, amend, or repeal regulations or Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

11. Date of Existence of the Company. The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

The undersigned executed these Articles of Organization in Coral Springs, Florida, on this 17<sup>th</sup> day of January 2003.

  
JOHN DEPERSIO, Managing Member

FILED  
03 JAN 17 AM 8:51  
CLAHASSEE, FLORIDA

Parkland Estates LLC, Articles 011703.wpd

PREPARED BY:

Neil Schaffel, Esquire  
Neil Schaffel, P.A.  
3300 University Drive, Suite 709  
Coral Springs, FL 33065  
(954) 340-3311  
Florida Bar No. 16095