

Division of Corporations

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

From: Account Name : RICHARD D. SABA
Account Number : 070540000565
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LIMITED LIABILITY COMPANY

Sandpiper Apartments, LLC

Certificate of Status	1
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**ARTICLES OF ORGANIZATION
OF
SANDPIPER APARTMENTS, LLC**

The undersigned subscribes to these Articles of Organization to form a limited liability company under the Florida Limited Liability Company Act.

ARTICLE I

The name of this limited liability company shall be **SANDPIPER APARTMENTS, LLC**.

ARTICLE II

The purpose for which this limited liability company has been organized is:

1. To purchase, rent, own, hold, sell, assign, transfer, operate, mortgage, pledge or otherwise deal with that certain property known as "Sandpiper Apartments," located at 115-125 Airport Avenue, Venice, Sarasota County, Florida, together with all improvements located thereon.

2. To exercise all or any of the limited liability company powers granted or permitted by Florida law necessary or convenient to the conduct, promotion or attainment of the business or purposes otherwise set forth herein or any amendment hereof.

3. To purchase and acquire at the option of this limited liability company any and all of the interests owned and held by each member, provided the capital of this limited liability company is not impaired.

4. To engage in any lawful business as provided by Florida Statutes §608.403 not restricted herein.

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ARTICLE III

The date this limited liability company's existence shall begin as of the date of filing of acceptance of these Articles of Organization by the Secretary of the State of Florida. The term for which this limited liability company shall exist shall be perpetual.

ARTICLE IV

The business of this limited liability company shall be conducted, carried on and managed by the Managing Members designated herein below, who shall serve until the first annual meeting or until their successors are elected and qualified. The names and addresses of the Managing Members are:

Miles Brannan
3743 59th Avenue West
Bradenton, Florida 34210

Laura Brannan
3743 59th Avenue West
Bradenton, Florida 34210

Notwithstanding the preceding sentence and consistent with Section 608.424 of the Florida Limited Liability Company Act, no single member shall have the power or authority without the written consent of all of the other members to acquire real property; to mortgage, pledge or otherwise encumber the assets or property of the limited liability company; to make a conveyance, sale or disposition of all or substantially all of the assets or property of the limited liability company; or to enter into a contract involving an amount in excess of Ten Thousand Dollars (\$10,000.00).

ARTICLE V

Admission of additional members to this limited liability company shall be upon the consent of the majority in interest of the then existing members and payment of a capital

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contribution, in cash or property, to be determined at the time of such admission.

ARTICLE VI

The limited liability company shall dissolve upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, but the remaining members upon the consent of a majority in interest shall have the right to continue the business of the limited liability company.

ARTICLE VII

The name and post office address of the original subscriber to these Articles of Organization is as follows:

Richard D. Saba, Esquire
SABA & KING, LLP
2033 Main Street, Suite 303
Sarasota, Florida 34237

ARTICLE VIII

This limited liability company may in the manner provided by law restrict the transfer or encumbrance of any and all of a member's interest, including, without limitation, provisions for the transfer of any interest owned by retiring, bankruptcy, disabled or deceased members, or any member required to sever financial interests in this limited liability company.

ARTICLE IX

These Articles of Organization may be amended in the manner provided by law.

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ARTICLE X

The initial mailing address and the principal office for the conduct of business of this limited liability company is 3743 59th Avenue West, Bradenton, Florida 34210. The members of this limited liability company may from time to time move the principal office to other addresses in Florida. The name and address of the agent for service of process on this limited liability company is Richard D. Saba, Esquire, SABA & KING, LLP, 2033 Main Street, Suite 303, Sarasota, Florida 34237.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 30th day of April, 2003,


RICHARD D. SABA

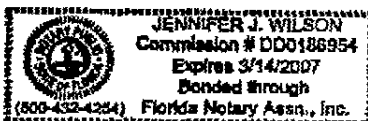
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STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, a notary public authorized to take acknowledgments personally appeared RICHARD D. SABA, who is [☒] personally know to me or [☐] furnished _____ as identification, and executed the foregoing Articles of Organization and he acknowledged to me that he executed such Articles of Organization.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County aforesaid this 30th day of April, 2003.




Notary Public
My commission expires:

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