

# L03000017240

JFB 18918

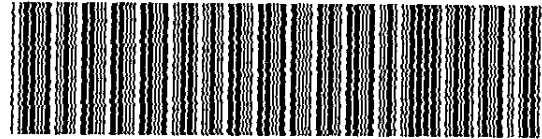
LAW OFFICES

FISHBACK, DOMINICK, BENNETT, STEPTER,

ARDAMAN, AHLERS & BONUS LLP

170 EAST WASHINGTON STREET

ORLANDO, FLORIDA 32801-2397



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*originally rec. the first of Jun  
with no money*

LAW OFFICES  
**FISHBACK, DOMINICK, BENNETT, STEPTER,  
ARDAMAN, AHLERS & BONUS LLP**  
170 EAST WASHINGTON STREET  
**ORLANDO, FLORIDA 32801-2391**

D. BEN FISHBACK (1893-1983)  
JULIAN K. DOMINICK (1924-2003)

MARK F. AHLERS  
A. KURT ARDAMAN  
JOHN F. BENNETT  
PHILIP F. BONUS  
GAYLE A. OWENS  
CHARLES R. STEPTER, JR.

CESERY L. BULLARD - LAW CLERK  
DANIEL W. LANGLEY - LAW CLERK  
SUSANNE D. MCCABE - LAW CLERK

TELEPHONE (407) 425-2786

FAX (407) 425-2863

www.fishbacklaw.com

May 27, 2003

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

Re: **Ortman Properties, LLC**  
Our File: C411-18918

Dear Sir or Madam:

Enclosed please find an original and one copy of the Corrective Articles of Organization for **Ortman Properties, LLC**. Please file these Articles immediately upon receipt of this letter and **telex a copy of the Corrective Articles stamped "Filed" to my office at your earliest convenience to (407) 425-2863**. I will be expecting a copy of the Corrective Articles stamped "filed" in the U.S. Mail as well.

Thank you. If you have any questions, please call me at (407) 425-2786.

Yours very truly,



JOHN F. BENNETT

JFB/eh  
Enclosures

FILED  
03 JUN -5 AM 8:08  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

June 5, 2003

JOHN F. BENNETT  
FISHBACK, DOMINICK, BENNETT ET AL.  
170 EAST WASHINGTON STREET  
ORLANDO, FL 32801-2397

SUBJECT: ORTMAN PROPERTIES, LLC  
Ref. Number: L03000017240

We have received your document for ORTMAN PROPERTIES, LLC, however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$25.00.

We are enclosing the proper form(s) with instructions for your convenience.

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) 245-6958.

Lee Rivers  
Document Specialist

Letter Number: 603A00035368



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

July 3, 2003

FISHBACK DOMINICK BENNETT STEPTER ARDAMAN ET AL  
170 EAST WASHINGTON STREET  
ORLANDO, FL 32801-2397

SUBJECT: ORTMAN PROPERTIES, LLC  
Ref. Number: L03000017240

We have received your document for ORTMAN PROPERTIES, LLC and your check(s) totaling \$25.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You can not file Articles of Corrections because the 30 days have passed. You will need to file an amendment.

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) 245-6913.

Diane Cushing  
Corporate Specialist

Letter Number: 603A00039977

**ARTICLES OF CORRECTION  
FOR  
FLORIDA OR FOREIGN LIMITED LIABILITY COMPANY**

Pursuant to section 608.4115, F.S., this document is being submitted within the required 30 business days to correct the attached articles of organization or application to transact business in Florida.

**FIRST:** The name of the limited liability company is:

ORTMAN PROPERTIES, LLC

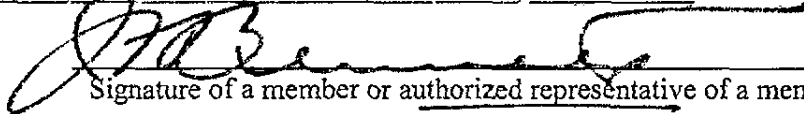
**SECOND:** The articles of organization or the application to transact business

**(CHECK THE APPROPRIATE BOX AND COMPLETE THE APPLICABLE STATEMENT)**

- ☒ Contains an incorrect statement. The incorrect statement, the reason the statement is incorrect, and the corrected statement are as follows:  
The address was incorrectly submitted as 222 East Mills  
Street, Orlando, Florida 32806. This was an unintended  
scrivener's error. The correct street and mailing address  
of the company, its initial manager, its initial member, and  
the address of its initial registered agent is:  
**OR** 222 East Miller Street, Orlando, Florida 32806
- ☐ Was defectively signed. The manner in which the document was defectively signed and the appropriate correction is as follows:

**FILED**  
JUN 23 AM 8:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Dated: June 20, 2003



Signature of a member or authorized representative of a member

JOHN F. BENNETT, ESQUIRE

Typed or printed name of signee

Filing Fee: \$25.00  
Certified Copy: \$30.00 (optional)

**CORRECTIVE  
ARTICLES OF ORGANIZATION**

**FOR**

**ORTMAN PROPERTIES, LLC  
a Florida Limited Liability Company**

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**SCRIVENER'S NOTICE**

In accordance with §608.4115, Florida Statutes, the following Corrective Articles of Organization are filed within 30 days of the date of filing of the original Articles of Organization for this entity, in order to correct an unintended scrivener's error in the street and mailing address of the company, its initial manager, its initial member, and the address of its initial registered agent.

**ARTICLE I – Name**

The name of the limited liability Company (hereinafter "Company") is:

**ORTMAN PROPERTIES, LLC**

**ARTICLE II – Address**

The initial mailing address and the initial street address of the principal office of the Company is:  
**222 East Miller Street, Orlando, Florida 32806**

**ARTICLE III – Duration**

The Company shall have perpetual existence, unless involuntarily dissolved by operation of applicable law, or unless and until it shall be voluntarily dissolved and its affairs wound up in accordance with applicable Florida law and/or in accordance with the Operating Agreement of the Company.

**ARTICLE IV – Management**

The Company is to be managed by one or more Managers. Managers need not be Members. There will be one (1) Manager initially. The name and address of the initial Manager is:

**Mr. Frank Ciavatta  
222 East Miller Street  
Orlando, Florida 32806**

**ARTICLE V – Initial Member**

The Company will initially have one (1) Member. The number of Members may be increased or decreased from time to time as determined by a unanimous written vote of all of the then existing Members of the Company, but may never be less than one (1). The name and address of the initial

**FILED**  
**03 JUN -5 AM 8:00**  
**SECRETARY OF STATE**  
**TALLAHASSEE, FLORIDA**

Member of the Company is:

Mr. Frank Ciavatta  
222 East Miller Street  
Orlando, Florida 32806

#### ARTICLE VI – Admission of Additional Members

The admission of additional Members to the Company shall require the unanimous written consent of the Members existing at the time, and shall be on such terms and conditions as are determined by a unanimous written vote of all such then existing Members of the Company.

#### ARTICLE VII – Member's Rights to Continue Business

The remaining Members of the Company shall have the right to continue the business of the Company upon the death, bankruptcy or dissolution of a Member, or upon the occurrence of any other event as specified in the Operating Agreement of the Company which results in the disassociation of a Member from the Company, upon the written consent of not less than fifty one percent (51%) of such remaining Members expressing their unequivocal desire to continue the business of the Company.

#### ARTICLE VIII – Initial Registered Agent and Office:

The name and the Florida street address of the initial Registered Agent of the Company is:

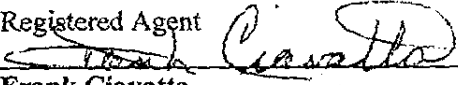
Mr. Frank Ciavatta  
222 East Miller Street  
Orlando, Florida 32806


FILED  
JUN -5 AM 8:00  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

Having been named as initial Registered Agent of the Company, and having thereby been designated to accept service of process for the above stated Company at the place designated herein, I do hereby accept the appointment as Registered Agent of the Company, and I do hereby 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 as provided for in Chapter 608, F.S.

Executed this 30 day of May, 2003.

  
Frank Ciavatta  
Registered Agent

  
Frank Ciavatta  
Manager

  
Frank Ciavatta  
As Its: Member

**NOTE:** In accordance with section 608.408(3), Florida Statutes, the execution of this document by the Registered Agent, and by each Member constitutes an affirmation by each of them, respectively, under the penalties of perjury that the facts stated herein are true.

This document was prepared by  
and should be returned to:

Philip F. Bonus, Esquire  
Fishback, Dominick, Bennett, Stepter,  
Ardaman, Ahlers & Bonus, LLP  
170 East Washington Street,  
Orlando, Florida 32801  
407-425-2786

FILED  
03 JUN -5 AM 8:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



## ARTICLES OF ORGANIZATION

### FOR

**ORTMAN PROPERTIES, LLC**  
a Florida Limited Liability Company

---

#### ARTICLE I - Name

The name of the limited liability Company (hereinafter "Company") is:

**ORTMAN PROPERTIES, LLC**

#### ARTICLE II - Address

The initial mailing address and the initial street address of the principal office of the Company is:  
**225 East Mills Street, Orlando, Florida 32806**

#### ARTICLE III - Duration

The Company shall have perpetual existence, unless involuntarily dissolved by operation of applicable law, or unless and until it shall be voluntarily dissolved and its affairs wound up in accordance with applicable Florida law and/or in accordance with the Operating Agreement of the Company.

#### ARTICLE IV - Management

The Company is to be managed by one or more Managers. Managers need not be Members. There will be one (1) Manager initially. The name and address of the initial Manager is:

**Mr. Frank Clavatta**  
**225 East Mills Street**  
**Orlando, Florida 32806**

#### ARTICLE V - Initial Member

The Company will initially have one (1) Member. The number of Members may be increased or decreased from time to time as determined by a unanimous written vote of all of the then existing Members of the Company, but may never be less than one (1). The name and address of the initial Member of the Company is:

**Mr. Frank Clavatta**  
**225 East Mills Street**  
**Orlando, Florida 32806**

#### ARTICLE VI - Admission of Additional Members

The admission of additional Members to the Company shall require the unanimous written consent of the Members existing at the time, and shall be on such terms and conditions as are determined by a unanimous written vote of all such then existing Members of the Company.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
MAY - 9 PM 3:53

## ARTICLE VII - Member's Rights to Continue Business

The remaining Members of the Company shall have the right to continue the business of the Company upon the death, bankruptcy or dissolution of a Member, or upon the occurrence of any other event as specified in the Operating Agreement of the Company which results in the disassociation of a Member from the Company, upon the written consent of not less than fifty one percent (51%) of such remaining Members expressing their unequivocal desire to continue the business of the Company.



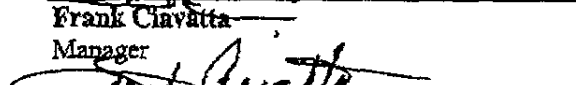
## ARTICLE VIII - Initial Registered Agent and Office:

The name and the Florida street address of the initial Registered Agent of the Company is:

Mr. Frank Ciavatta  
225 East Mills Street  
Orlando, Florida 32806

Having been named as initial Registered Agent of the Company, and having thereby been designated to accept service of process for the above stated Company at the place designated herein, I do hereby accept the appointment as Registered Agent of the Company, and I do hereby 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 as provided for in Chapter 608, F.S.

Executed this 6 day of May, 2003.

  
Frank Ciavatta  
Registered Agent  
  
Frank Ciavatta  
Manager  
  
Frank Ciavatta  
As Its: Member

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 MAY -9 PM 3:53

**NOTE:** In accordance with section 608.408(3), Florida Statutes, the execution of this document by the Registered Agent, and by each Member constitutes an affirmation by each of them, respectively, under the penalties of perjury that the facts stated herein are true.

This document was prepared by  
and should be returned to:  
Philip F. Bonus, Esquire  
Fishback, Dominick, Bennett, Stepter,  
Ardaman, Ahlers & Bonus, LLP  
170 East Washington Street,  
Orlando, Florida 32801  
407-425-2786

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