

LO30000625178

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.

((H03000230622 0)))

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 : MORRISON & MILLS, P.A.  
Account Number : I200000000030  
Phone : (813) 258-3311  
Fax Number : (813) 258-3209

RECEIVED  
03 JUL 10 PM 3:19  
DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY

El Prado Court, LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

LO3-25178  
OR

H03000230622 0

**ARTICLES OF ORGANIZATION  
OF  
EL PRADO COURT, LLC**

The undersigned organizer, hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

**ARTICLE I - NAME**

The name of this limited liability company shall be EL PRADO COURT, LLC (hereinafter the "Company")

**ARTICLE II - PURPOSE**

This Company is organized for the purpose of transacting any or all lawful business in accordance with the laws of Florida as enumerated in the Florida Limited Liability Company Act.

**ARTICLE III - DURATION**

This Company shall have perpetual existence.

**ARTICLE IV - ADDRESS OF PRINCIPAL OFFICE**

The mailing and street address and location of the principal offices of the Company shall be 2101 West Platt Street, Suite 200, Tampa, Florida 33606, but the Company shall have the power to establish branch offices and other places of business at such other places within or without the state of Florida as may be determined and deemed expedient by the Members.

**ARTICLE V - REGISTERED AGENT**

The name and street address of the initial registered agent of this Company shall be Frederick J. Mills, Esquire, of Morrison & Mills, P.A., at 1200 W. Platt Street, Suite 100, Tampa, Florida 33606.

**ARTICLE VI - MEMBERSHIP**

This Company shall have four (4) Members initially. The names and addresses of the initial members are:

H03000230622 1

4030002306220

LIST PROPERTIES, LLC  
2101 West Platt Street  
Suite 200  
Tampa, Florida 33606

LIST DEVELOPERS LLC  
2101 West Platt Street  
Suite 200  
Tampa, Florida 33606

GEORGE CHACONAS  
P.O. Box 22536  
Tampa, Florida 33622

FREDERICK J. MILLS  
1200 West Platt Street  
Suite 100  
Tampa, Florida 33606

Additional Members may be admitted to the Company only upon unanimous affirmative vote of all of the then existing Members and upon such terms as may be unanimously agreed upon by such existing Members in writing. At no time during the existence of this Company shall there ever be less than one Member.

#### ARTICLE VII - MANAGEMENT

Management of the affairs of this Company is reserved to a Managing Member, unless at such future date, the Members unanimously agree in writing to have this Company managed by its Members.

#### ARTICLE VIII - ANNUAL MEETING

The time and place of the annual Members' meeting shall be the 15<sup>th</sup> day of July of each and every year at the principal offices of the Company unless otherwise fixed in the Regulations or by a resolution of the Members, and the Members may waive notice thereof before or after the meeting.

#### ARTICLE IX - POWERS

This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act.

#### ARTICLE X - AMENDMENTS

This Company reserves the right to amend or repeal any provisions contained in these Articles of Organization or any amendment hereto by unanimous affirmative vote of all of the Members of the Company at the time of such proposed amendment, and any right conferred upon the Members is subject to this reservation.

4030002306220

H03000230622.0

**ARTICLE XI - CONTINUATION OF EXISTENCE**

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 Company, the remaining Member or Members of the Company shall have a right, by affirmative vote, to continue the existence and business of the Company.

**ARTICLE XII - REGULATIONS**

At a later date, the Members, if they so choose, shall adopt Regulations or an Operating Agreement to govern the operation of this Company. The Regulations or Operating Agreement may thereafter be repealed or altered only upon affirmative vote of all of the Members of the Company at the time of such proposed amendment.

**ARTICLE XIII - CONTRIBUTIONS**

The amount of cash, the description and agreed value of other non-cash contributions, and the amount or description of property anticipated to be contributed by the Members shall be addressed, if at all, in the Regulations or Operating Agreement.

**ARTICLE XIV - ADDITIONAL CONTRIBUTIONS**

Each Member of the Company shall make additional capital contributions to the Company only upon the unanimous consent of all of the Members.

**ARTICLE XV - TAX STATUS**

This Company shall be treated as a partnership for federal tax purposes.

IN WITNESS WHEREOF, the undersigned has hereunto set his hands and seal, acknowledged, and filed the foregoing Articles of Organization under the existing laws of the State of Florida.

LIST PROPERTIES, LLC

By: 

Aram Galuzian, as its Managing Member

H03000230622.1

RECEIVED  
JUL 10 2003  
MORRISON & MILLS PA

FILED

403000230622 0

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 10th day of July, 2003, by Aram Guluzian, who is personally known to me or who has produced identification.



Patti N. Sutter  
My Commission DD116745  
Expires May 13, 2006

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Patti N. Sutter  
My Commission Expires: Patti N. Sutter  
My Commission No. is:

**STATEMENT OF ACCEPTANCE  
OF APPOINTMENT AS REGISTERED AGENT**

**FOR**

**EL PRADO COURT, LLC**

Having been named in the Articles of Organization of EL PRADO COURT, LLC to act as Registered Agent to accept service of process for the aforesaid company at the registered office located at Morrison & Mills, P.A. at 1200 West Platt Street, Tampa, Florida 33606, the undersigned does hereby agree to act in this capacity and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of his duties, including those duties and obligations specified in the Florida Limited Liability Company Act

DATE: July 10, 2003

By:

Frederick J. Mills, Registered Agent

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2003, by Frederick J. Mills, Esq. who is personally known to me or who has produced identification.



Patti N. Sutter  
My Commission DD 16745  
Expires May 13, 2006

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Patti N. Sutter  
My Commission Expires:  
My Commission No. is:

4030002306221