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STATE
TALLAHASSEE, FLORIDA



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07/15/03--01049--001 **125.00

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AND PENNSYLVANIA

** ALSO ADMITTED IN DISTRICT OF COLUMBIA
AND NEW YORK

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JOSHUA K. FRIEDMAN
DAVID C. KOTLER
PAULA S. GOLD (RETIRED)
GREGG H. GLICKSTEIN, OF COUNSEL
TALLAHASSEE, FLORIDA

July 14, 2003

Via Federal Express 8400 3310 6888
Return Federal Express 8388 5296 8749
Secretary of State
Division of Corporations
409 East Gain Street
Tallahassee, FL 32399

Re: **Organization of Coltier Group, LLC**
File Number 6-754-1

Dear Sir/Mam:

Enclosed please find our law firm's check in the amount of One Hundred Twenty-Five Dollars (\$125.00) for the filing of the enclosed Articles of Organization and Certificate of Designation of Registered Agent relating to the above referenced limited liability company. Please file the Articles and return a copy of the filed articles in the enclosed self-addressed stamped envelope. Thank you for your assistance with this matter.

Very truly yours,



Michael I. Kotler

Encl.
MIK/mek

ARTICLES OF ORGANIZATION

OF

COLTIER GROUP, LLC

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CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

NAME

The name of this limited liability company is:

COLTIER GROUP, LLC

ARTICLE II

The mailing address and street address of the principal office of the Limited Liability Company is:

**4400 S. Ocean Boulevard, Unit 1
Highland Beach, Florida 33487**

ARTICLE III

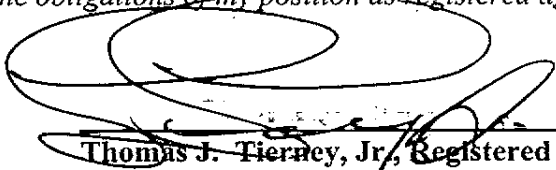
REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE

The name and Florida street address of the registered agent are:

**Thomas J. Tierney, Jr.
4400 S. Ocean Boulevard, Unit 1
Highland Beach, Florida 33487**

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated limited liability company, at place designated in this certificate, I hereby accept to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper 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.


Thomas J. Tierney, Jr., Registered Agent

ARTICLE IV

MEMBERS AND MANAGEMENT

Check if applicable:

☐ The Limited Liability Company is to be managed by one manager or more managers and is therefore, a manager - managed company.

☒ The Limited Liability Company is to be managed by members and is therefore, a member - managed company.

This limited liability company shall have the following members:

NAME AND ADDRESS

Thomas J. Tierney, Jr.

**4400 South Ocean Boulevard, Unit 1
Highland Beach, Florida 33487**

James B. Collett, Jr.

**4400 South Ocean Boulevard, Unit 1
Highland Beach, Florida 33487**

ARTICLE V

PURPOSE

This limited liability company is organized for the following purposes:

1. To own, invest in and operate real estate.
2. To engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VI
CONTRIBUTIONS

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TALLAHASSEE, FLORIDA

The total amount of cash contributed to the limited liability company and the member contributing the cash is as follows:

<u>NAME</u>	<u>AMOUNT</u>
Thomas J. Tierney, Jr.	\$1,000.00
James B. Collett, Jr.	\$1,000.00

The members of the limited liability company have agreed to make the following additional contributions, which contributions, if any, shall be made upon the following terms and conditions:

None, provided that future contributions can be made as determined from time to time by the members.

ARTICLE VII
ADMISSION OF ADDITIONAL MEMBERS

The members of the limited liability company may admit additional members provided however that any such admission shall require the affirmative written consent of all members of the limited liability company.

ARTICLE VIII
VOTING

All members of the limited liability company shall be entitled to vote on matters relating to the limited liability company.

Each member's vote shall be weighted as follows:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

<u>NAME</u>	<u>PERCENTAGE</u>
Thomas J. Tierney, Jr.	50%
James B. Collett, Jr.	50%

ARTICLE IX

TERM OF EXISTENCE

This limited liability company shall have an existence commencing on the date of receipt of these Articles of Organization by the Secretary of State of Florida and shall continue perpetually.

In the event of 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 the remaining members shall have the right to continue the business of this limited liability company.

ARTICLE X

AMENDMENT

This limited liability company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, in the manner provided by law.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)


Thomas J. Tierney, Jr., Member