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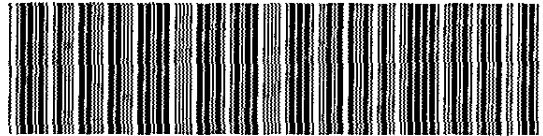
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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 529990 11758A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 155.00

EFFECTIVE DATE
4/1/04
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TALLAHASSEE, FLORIDA

ORDER DATE : March 29, 2004

ORDER TIME : 3:33 PM

ORDER NO. : 529990-005

CUSTOMER NO: 11758A

CUSTOMER: Jeffrey S. Wachs, Esq
Doumar Allsworth Cross
Laystrom Perloff Voigt Wachs M
1177 Southeast Third Avenue

Fort Lauderdale, FL 33316

DOMESTIC FILING

NAME: SOUTHERN FLORIDA DEVELOPMENT,
LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
SOUTHERN FLORIDA DEVELOPMENT, LLC.

EFFECTIVE DATE
4/1/04
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned initial members of SOUTHERN FLORIDA DEVELOPMENT, LLC., a Florida limited liability company formed hereunder (the "Company"), hereby form a limited liability company under the laws of the State of Florida.

ARTICLE I. COMPANY NAME

The name of this Company is: SOUTHERN FLORIDA DEVELOPMENT, LLC.

ARTICLE II. COMMENCEMENT AND TERM OF EXISTENCE

In accordance with Section 608.409(1) of the Florida Limited Liability Company Act (the "Act"), the term of existence of the Company shall commence on April 1, 2004, and shall continue until December 31, 2054, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

ARTICLE III. MAILING ADDRESS OF COMPANY

The initial mailing address of this Company is:

1177 S. E. Third Avenue
Ft. Lauderdale, FL 33316

Such mailing address may also be revised to such locations within the State of Florida and may be determined by all of the members of the Company.

ARTICLE IV. STREET ADDRESS OF COMPANY

The initial street address of the principal office of the Company is:

1177 S. E. Third Avenue
Ft. Lauderdale, FL 33316

Such street address may also be revised to such locations within the State of Florida and may be determined by all of the members of the Company.

ARTICLE V. REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The initial registered agent and the street address of the initial registered agent of this Company in the State of Florida shall be:

Jeffrey S. Wachs, Esq.
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316

ARTICLE VI. ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the vote of 75% of all units held by the members of the Company at a duly called meeting of the members or by written consent of the members holding 75% of all units of the Company.

ARTICLE VII. RIGHT OF ASSIGNEE TO BECOME A MEMBER

An assignee of a member's interest in the Company may become a member of the Company, and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the Company, upon the vote of 75% of all units held by the members of the Company or by written consent of the members holding 75% of all units of the Company.

ARTICLE VIII. DISSOLUTION OF COMPANY

Upon the death, bankruptcy or dissolution of a member or upon the occurrence of any other event provided in the Regulations of the Company, the Company shall be dissolved unless the surviving members elect to continue the Company upon the vote of 75% of all units held by the members of the Company or by written consent of the members holding 75% of all units of the Company.

ARTICLE IX. MANAGEMENT OF THE COMPANY

The Company shall be managed by the individuals whose names are set forth below:

J. Gary Brown, Jr.
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316

ARTICLE X. RETURN OF CAPITAL

No member shall have the right to demand the return of his or its contribution to capital except as provided in the Company's Regulations then in existence.

ARTICLE XI. AMENDMENT TO ARTICLES OF ORGANIZATION

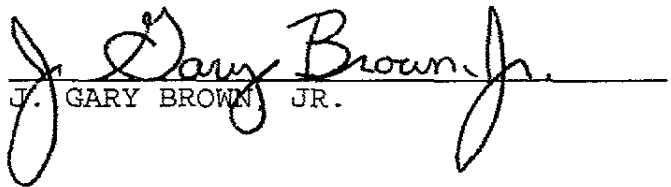
Members may adopt, alter, amend or repeal any provision of the Articles of the Organization upon the vote of 75% of all units held by the members of the Company or by written consent of the members holding 75% of all units of the Company.

ARTICLE XII. AMENDMENT OF REGULATIONS

Pursuant to Section 608.423(1) of the Act, the members of the Company may adopt, alter, amend or repeal any provision of the Regulations upon the vote of 75% of all units held by the members of the Company or by written consent of the members holding 75% of all units of the Company.

IN WITNESS WHEREOF, the undersigned initial member has executed the foregoing Articles of Organization as of this 26th day of March, 2004.

INITIAL MEMBER(S):


J. GARY BROWN JR.

CERTIFICATE ACCEPTING DESIGNATION AS
AN AGENT UPON WHOM SERVICE OF PROCESS WITHIN
THIS STATE MAY BE SERVED

The following is submitted pursuant to Sections 608.415 and 608.507 of the Florida Limited Liability Company Act:

Having been appointed registered agent of SOUTHERN FLORIDA DEVELOPMENT, LLC., in its Articles of Organization, at the place designated in such Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that it is familiar with, and accepts, the obligations of such position.

Dated: March 26, 2004



JEFFREY S. WACHS