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CAPITAL CONNECTION, INC.

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Levitt Legacy LLC

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**ARTICLES OF ORGANIZATION
OF
LEVITT LEGACY, L.L.C.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, as the initial members of LEVITT LEGACY, L.L.C., a Florida limited liability corporation formed hereunder (the "Company"), hereby forms a limited liability company under the laws of the State of Florida.

**ARTICLE I
COMPANY NAME**

The name of this Company is: LEVITT LEGACY, L.L.C.

**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 upon the filing of these executed Articles of Organization with the Florida Department of State, and shall continue perpetually, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

**ARTICLE III
MAILING ADDRESS OF COMPANY**

The mailing address of this Company is:

309 NE 16th Street, C4
Fort Lauderdale, FL 33304

**ARTICLE IV
STREET ADDRESS OF COMPANY**

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

309 NE 16th Street, C4
Fort Lauderdale, FL 33304

ARTICLE V
REGISTERED AGENT AND REGISTERED AGENT ADDRESS

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

DEAN J. TRANTALIS, ESQ.
2255 Wilton Dr.
Wilton Manors, FL 33305

ARTICLE VI
ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the affirmative vote of a majority of those managers of the Company in attendance at a duly called meeting of the managers at which a quorum exists or by written consent of a majority of the majority of the managers of the Company. Any new member which is approved by the managers of the Company as set forth herein shall become a member of the Company upon payment of the contribution to the capital of the Company as established from time to time by the managers, and upon such member's agreement to comply with these Articles of Organization, the Operating agreement and such other documents, statutes, rules, regulations, or guidelines as the managers from time to time determine in their sole discretion.

ARTICLE VII
RIGHT OF ASSIGNEE TO BECOME A MEMBER

Except as may be otherwise provided in the Operating Agreement, 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, and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the company, upon the affirmative vote of a majority of all of the members of the Company (excluding the member seeking to transfer his interest in the Company) which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company (excluding the member seeking to transfer his interest in the Company) as set forth in the Operating Agreement, provided such assignment and admission of such assignee as a member complies with the terms and conditions of the Operating Agreement of the Company.

ARTICLE VIII
DISSOLUTION OF COMPANY

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 Company shall remain in existence unless dissolved by the remaining members of the Company, at a duly called meeting for such purpose.

ARTICLE IX
MANAGERS

The Company shall be managed by managers. The name and address of the initial managers are set forth below. The managers shall serve as managers until the first annual meeting of members or until its successors are elected and qualify.

Initial President/Manager: David Levitt
309 NE 16th Street, C4
Fort Lauderdale, FL 33304

Initial Secretary/Treasurer/Manager: George Levitt
82 Via Del Corso
Palm Beach Gardens, FL 33418

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 Operating Agreement then in existence.

ARTICLE XI
AMENDMENT TO ARTICLES OF ORGANIZATION

Members may adopt, alter, amend, or repeal any provision of the Articles of Organization upon the affirmative vote of a majority of all of the members of the company which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company.

ARTICLE XII
AMENDMENT OF OPERATING AGREEMENT

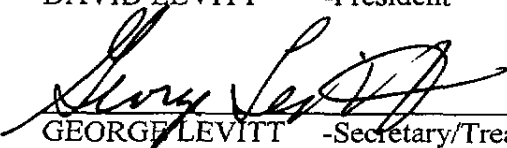
Pursuant to Section 608.423 (1) of the Act, the managers of the Company may adopt, alter, amend or repeal any provision of the Operating Agreement upon the affirmative vote of a majority of those managers of the Company in attendance at a meeting of the managers duly called at which a quorum exists or by written consent of a majority of the managers of the Company; provided however any provision which has been previously adopted, altered or amended by the members and which states that it may only be amended, altered or repealed by the members, may not be altered, amended or repealed by the managers but shall only be amended, altered or repealed upon the affirmative vote of a majority of all of the members of the Company which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company.

IN WITNESS WHEREOF, the undersigned as the initial members of the Company have executed the foregoing Articles of Organization as of this 14 day of July, 2004.

INITIAL MEMBERS:



DAVID LEVITT -President



GEORGE LEVITT -Secretary/Treasurer

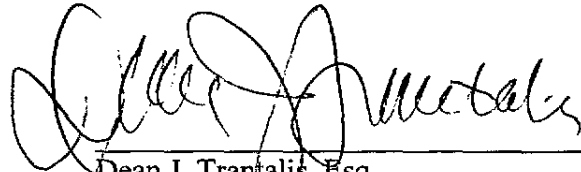
**CERTIFICATE ACCEPTING DESIGNATION AS
AN AGENT UPON WHOM SERVICE OF PROCESS WITHIN
THIS STATE MAY BE SERVED**

The following is submitted pursuant to Sections 608.415 and 608.607 of the Florida

Limited Liability Company Act:

Having been appointed as registered agent of
LEVITT LEGACY, L.L.C., a Florida limited liability company
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 he is familiar with, and accepts the
obligations of such position.

Dated: July 14, 2004.

A handwritten signature in black ink, appearing to read "Dean J. Trantalis", written over a horizontal line.

Dean J. Trantalis, Esq.
2255 Wilton Dr.

Wilton Manors, FL 33305

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

Pursuant to Section 608.407(2) of the Florida Limited Liability Company Act, the undersigned, initial members of LEVITT LEGACY, L.L.C., a Florida limited liability company (the "Company"), who, upon being duly sworn, certifies the following:

1. The Company has at least one (1) member.
2. As of the date hereof, the amount of capital contributions to the Company made by the members are as follows:

\$10.00

3. The anticipated amount of additional capital contributions to the Company made by the members will be as follows:

\$1,000.00

4. There have been no contributions to the Company made by the members other than cash contributions or contribution of promissory notes.

FURTHER AFFIANTS SAYETH NOT.

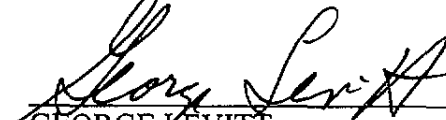
Under penalties of perjury, the undersigned, the initial members of the Company, declares that the undersigned initial members have read the foregoing and that the facts alleged are true, to the best of their knowledge and belief.

DATED: July 14, 2004.

INITIAL MEMBERS:



DAVID LEVITT
-President



GEORGE LEVITT
-Secretary/Treasurer