

# L04000065007

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200040622102

08/30/04--01099--017 \*\*155.00

FILED  
2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

L04-65007  
08/30/04

**HAROLD E. WOLFE, JR., P.A.**

ATTORNEYS AND COUNSELORS AT LAW

SUITE 302, EXECUTIVE CENTRE  
2300 PALM BEACH LAKES BOULEVARD  
WEST PALM BEACH, FLORIDA 33409-3306

TELEPHONE: (561) 697-4100

FAX: (561) 697-4101

E-MAIL: hewjr@ix.netcom.com

HAROLD E. WOLFE, JR.\*

\*ADMITTED TO BARS OF:

FLORIDA

GEORGIA

ALABAMA

August 27, 2004

\* FLORIDA BAR BOARD  
CERTIFIED TAX ATTORNEY  
\* FLORIDA BAR BOARD  
CERTIFIED ESTATE  
PLANNING AND PROBATE  
ATTORNEY

**UPS Overnight Mail**

Secretary of State  
State of Florida  
Division of Corporations  
409 E. Gaines Street  
Post Office Box 6327  
Tallahassee, Florida 32314

**Re: Recording of the Articles of Organization of: LAKE WORTH FARMS, L.L.C.**

Dear Sir/Madam:

Enclosed please find the original and one (1) copy of Articles of Organization for **LAKE WORTH FARMS, L.L.C.** for filing in the public records. Also enclosed is a check in the amount of One Hundred Fifty-Five Dollars (\$155.00) representing the following fees:

Filing Fee	\$100.00
Certified Copy Fee	30.00
Registered Agent Designation	<u>25.00</u>
Total:	\$155.00

Since these Articles are needed for a closing, please ensure that these Articles of Organization are filed as of August 30, 2004. After filing, please return the certified photocopy to the undersigned in the enclosed self-addressed, stamped envelope.

Should there be any questions, please feel free to call us.

Sincerely,

  
Harold E. Wolfe, Jr.

HEW:K

Enclosures

xc: Mr. and Mrs. Michael W. Graham  
John F. Foster, Esq. w/enc.

FILED  
2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**  
**OF**  
**LAKE WORTH FARMS, L. L. C.**

We, the undersigned, hereby form and create a limited liability company pursuant to Chapter 608 and Fla. Stat. §608.407 of the laws of the State of Florida, do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following:

**ARTICLE I - NAME OF LIMITED COMPANY**

In accordance with Fla. Stat. §608.406, the limited liability company's name shall be "LAKE WORTH FARMS, L. L. C."

**ARTICLE II - PERIOD OF DURATION OF LIMITED COMPANY**

This limited liability company shall have a duration of ninety-nine (99) years from the effective date of these Articles of Organization. This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §608.409(1).

**ARTICLE III - LOCATION OF PRINCIPAL OFFICE**

The mailing and street address of this limited liability company's principal office is as follows:

**Mailing Address/Street Address:**

932 Dolphin Drive  
Jupiter, Florida, 33458

2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

#### **ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT**

The street address of this limited liability company's initial registered agent address in the State of Florida is: **4361 Northlake Boulevard, Palm Beach Gardens, FL 33410**. The name of the registered agent at such registered office is: **MARTIN V. DELISI, E.A.**

#### **ARTICLE V - ADMISSION OF NEW MEMBERS**

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

#### **ARTICLE VI - CONTINUATION OF BUSINESS**

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member

2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the term of years set forth in Article II hereof.

#### **ARTICLE VII - COMPOSITION OF MANAGEMENT**

This limited liability company shall be managed by two (2) Managers, MICHAEL WAITE GRAHAM and SUSANNE OENBRINK GRAHAM, during their joint lifetimes and no other persons or individuals shall have the right to so manage this Limited Liability Company unless MICHAEL WAITE GRAHAM and SUSANNE OENBRINK GRAHAM, or their survivor, resigns, dies, voluntarily retires or consents in writing to a successor Manager. Accordingly, this Limited Liability Company is to be a Manager-managed company as set forth in Fla. Stat. §608.407(d) and shall be so managed by MICHAEL WAITE GRAHAM and SUSANNE OENBRINK GRAHAM jointly until both have resigned, died, or retired, or consent to a Successor Manager. Upon the resignation, death, or retirement, or written consent to a successor Manager, of MICHAEL WAITE GRAHAM or SUSANNE OENBRINK GRAHAM, whichever first occurs, in such event, a successor Manager shall be selected (i) in accordance with any then adopted operating agreement governing this Limited Liability Company or (ii) if no such operating agreement has been so adopted, by majority percentage vote of members holding a majority of Units in this Limited Liability Company. In accordance with the foregoing, the names and addresses of the Managers of this Limited Liability Company are:

**Name of Manager**

MICHAEL WAITE GRAHAM

SUSANNE OENBRINK GRAHAM

**Address**

932 Dolphin Drive  
Jupiter, Florida, 33458

932 Dolphin Drive  
Jupiter, Florida, 33458

2004 AUG 30 PM 12:54  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Notwithstanding anything to the contrary contained in Fla. Stat. §608.426 (or successor section) the Managers shall have sole discretion in making decisions to make distributions to members from this Limited Liability Company.

#### **ARTICLE VIII - OWNERSHIP UNITS**

The maximum number of ownership units that this limited liability company is authorized to have outstanding is ten thousand (10,000) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company (to the extent distribution is authorized) in an amount equal to that ratio in which one is the numerator and the total number of units outstanding is the denominator.

#### **ARTICLE IX - PURPOSE OF LIMITED LIABILITY COMPANY**

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 608 of the Florida Statutes. Additionally, this limited liability company shall engage in the ownership, investment, purchase and sale of real estate, mortgages, and other investment vehicles.

#### **ARTICLE X - OPERATING AGREEMENT**

Upon the unanimous written consent of all members hereto, this limited liability company

2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing managers and designating successors, shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and govern legal arrangements among Members. Nothing in these Articles of Organization shall compel the Members to adopt such an Operating Agreement unless they deem same desirable.

IN WITNESS WHEREOF, the undersigned, members of this limited liability company have executed these Articles of Organization on this 25<sup>th</sup> day of August, 2004.

LAKE WORTH FARMS, L.L.C.,  
a Florida limited liability company

By:



Michael Waite Graham, as Trustee of the Michael Waite Graham Revocable Trust dated October 17, 2003 MEMBER

By:



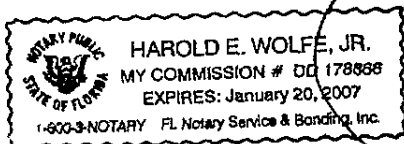
SUSANNE OENBRINK GRAHAM, as Trustee of the Susanne Oenbrink Graham Revocable Trust dated October 17, 2003 MEMBER

FILED  
AUG 30 PM 12:54  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF PALM BEACH    )

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared **MICHAEL WAITE GRAHAM**, in his capacity as the Trustee of the Michael Waite Graham Revocable Trust dated October 17, 2003, the signor who appeared before me at the time of this notarization, and is personally known to me or has produced \_\_\_\_\_ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 25<sup>th</sup> day of August, 2004.



*Harold E. Wolfe, Jr.*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission No. is:

My Commission Expires: \_\_\_\_\_

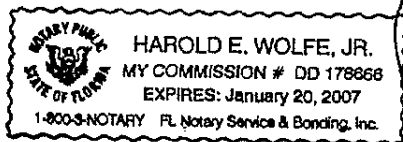
FILED  
2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



STATE OF FLORIDA            )  
  ) SS  
COUNTY OF PALM BEACH    )

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared **SUSANNE OENBRINK GRAHAM**, in her capacity as the **Trustee of the Susanne Oenbrink Graham Revocable Trust dated October 17, 2003**, the signor who appeared before me at the time of this notarization, and is personally known to me or has produced \_\_\_\_\_ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 25th day of August, 2004.



Harold E. Wolfe, Jr.  
Notary Public  
State of Florida at Large  
My Commission No. is:

My Commission Expires:


FILED  
2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATION DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 608.415 and 48.061, Florida Statutes, the following is submitted:

That **LAKE WORTH FARMS, L. L.C.**, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Jupiter, State of Florida, has named *Martin V. Delisi, E.A.*, as its agent to accept service of process.

Signature:   
MICHAEL WAITE GRAHAM, as Trustee

Signature:   
SUSANNE OENBRINK GRAHAM, as Trustee

Title: Incorporating Members

Date: 8/25/04

2004 AUG 30 PM 12:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

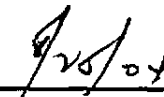
FILED

**ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, the undersigned does hereby accept this appointment as Registered Agent on whom process may be served within the State of Florida for the limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

**REGISTERED AGENT:**

  
\_\_\_\_\_  
**MARTIN V. DELISI, E. A.**

  
\_\_\_\_\_  
**DATE**

2004 AUG 30 PM 12: 54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED