

# L05000013054

Florida Department of State  
Division of Corporations  
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## LIMITED LIABILITY COMPANY

**flagler village apartments, l.l.c.**

|                       |          |
|-----------------------|----------|
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2005 FEB - 8 AM 9:43  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

J. BROWN FEB - 9 2005

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**ARTICLES OF ORGANIZATION  
OF  
FLAGLER VILLAGE APARTMENTS, L.L.C.**

FILED  
2005 FEB - 8 AM 9:43  
CLERK OF COURT  
JACKSONVILLE, FLORIDA

The undersigned, for the purposes of forming a limited liability company under the Florida Limited Liability Company Act, hereby make, acknowledge and file the following Articles of Organization:

**ARTICLE I - NAME**

The name of the Limited Liability Company shall be Flagler Village Apartments, LLC. ("Company").

**ARTICLE II - DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company shall have perpetual existence unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE III - PURPOSE**

This Company is organized for the purpose of engaging in any activity or business permitted under the laws of the United States of America and the State of Florida as the members from time to time determine to be appropriate in their discretion.

**ARTICLE IV - CAPITAL CONTRIBUTIONS**

The members of the company shall contribute to the capital of the company the cash or property from time to time determined appropriate in their discretion.

**ARTICLE V - ADDRESS**

The mailing address of the Company shall be P.O. Box 7415, Fort Lauderdale, Florida 33338 and the street address of the Company shall be 501 Northeast 13<sup>th</sup> Street, Fort Lauderdale, Florida 33304.

David W. Leskar, Esq.  
Shepard & Leskar, P.A.  
100 N.W. 70th Avenue  
First Floor  
Plantation, Florida 33317  
(954) 915-8120  
Florida Bar No. 343064

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**ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Company is 404 East Atlantic Boulevard, Pompano Beach, Florida 33060, and the name of the initial Registered Agent of this Company is William Webb.

**ARTICLE VII - ADMISSION OF NEW MEMBERS**

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

**ARTICLE VIII - TERMINATION OF EXISTENCE**

The Company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there is at least one remaining member.

**ARTICLE IX - MEMBERS & ORGANIZER**

The Company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and addresses of the members of the Company and the Organizer are:

1. William Webb, Member and Organizer  
404 East Atlantic Boulevard  
Pompano Beach, Florida 33060
2. E. Gerald Cooper  
P.O. Box 7415  
Fort Lauderdale, Florida 33338

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Pompano Beach, Broward County, Florida this 4 day of February, 2005.

  
William Webb

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STATE OF FLORIDA :

SS:

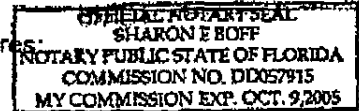
COUNTY OF BROWARD :

ACKNOWLEDGED before me this 4th day of February, 2005, by William Webb, who is personally known to me or who produced \_\_\_\_\_ as identification.

Sharon E. Boff  
Notary Public

State of Florida

My Commission Expires:



## ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Flagler Village Apartments, LLC, as designated in the Articles of Organization, William Webb, agrees to act in this capacity, and agrees to comply with the provisions of all statutes relating to the proper and complete performance of their duty and is familiar with and accepts the obligations of the position of registered agent.

Date: 2-4-05

William Webb  
William Webb, Registered Agent

STATE OF FLORIDA:

SS:

COUNTY OF BROWARD:

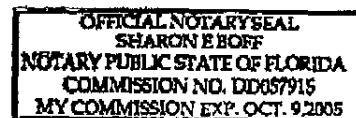
BEFORE ME, a Notary Public, authorized to take acknowledgments in the State of Florida and County set forth above, personally appeared William Webb, known to me to be the person who accepted this designation as Registered Agent of the aforesaid Company, and who is personally known to me or has produced \_\_\_\_\_

as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid, this 4th day of February, 2005.

Sharon E. Boff  
Notary Public  
My Commission Expires:

State of Florida



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