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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

605-24233
OK

**TRANSMITTAL LETTER
FOR FLORIDA LIMITED LIABILITY COMPANY**

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SOUTHERN CENTERS AT 84, L.C.

SUBJECT: _____

(Proposed limited liability company name - must include suffix)

Enclosed is an original and one (1) copy of the articles of organization and a check for :



Filing Fee
& Registered
Agent designation



130⁰⁰
Filing Fee,
Registered Agent
Designation &
Certificate



Filing Fee,
Registered Agent
Designation &
Certified Copy



Filing Fee,
Registered Agent
Designation,
Certified Copy &
Certificate

FROM: _____

RANDALL KELLA

SOCIAL SECURITY # 267-90-2667

Name (Printed or typed)

1500 CORDOVA ROAD, SUITE 310

Address

FORT LAUDERDALE, FL 33316

City, State & Zip

(954) 523-4008

Daytime Telephone number

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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NOTE: Please provide the original and one copy of the articles.

ARTICLES OF ORGANIZATION
OF
SOUTHERN CENTERS AT 84, L.C.

The undersigned, desiring to form a limited liability company under and pursuant to Florida Statute 608 entitled the Florida Limited Liability Company Act, do hereby adopt the following Articles of Organization for such company:

ARTICLE I
NAME

The name of the limited liability company is SOUTHERN CENTERS AT 84, L.C.

ARTICLE II
DURATION

The period of this company's duration shall be perpetual, unless terminated by unanimous written agreement of all members or by 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, unless the business of the company is continued by the consent of all the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the company subsequent to the foregoing events.

ARTICLE III
ADDRESS

The mailing and street address of the principal office of the limited liability company is 1500 Cordova Road, Suite 310, Fort Lauderdale, Florida 33316.

ARTICLE IV
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the company is 1500 Cordova Road, Suite 310, Fort Lauderdale, Florida 33316, and the name of the initial registered agent of this company at that address is RANDALL KELLA.

ARTICLE V
ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted upon the approval of a majority of the Members of the Company, upon the written application of such new member.

ARTICLE VI
RIGHT TO CONTINUE BUSINESS

The remaining members may continue the Business on the death, retirement, resignation, expulsion, bankruptcy, dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the company.

ARTICLE VII
MANAGEMENT OF COMPANY

Management of the company is reserved to the Members. The name and address of the Managerial Member is:

RANDALL KELLA	1500 Cordova Road, Suite 10 Ft. Lauderdale, Florida 33316
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ARTICLE VIII
TRANSFERABILITY OF MEMBER'S INTEREST

An interest of a Member of this company may only be transferred or assigned if all the remaining Members of this company approve of such transfer of assignment by unanimous written consent. Otherwise, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of the company or to become a Member, and shall be entitled to receive only the share of profits or other compensation by way of income and the return of contributions to which that Member otherwise would be entitled.

IN WITNESS WHEREOF, the undersigned Incorporator has hereunto set his hand and seal this 7th day of March 2005.



RANDALL KELLA, Member

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above state limited liability company at the place designated in the Articles of Organization, I hereby accept this appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 7th day of March, 2005.

By: _____

RANDALL KELLA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is SOUTHERN CENTERS AT 84, L.C.
2. The name and address of the registered agent and office is:

Randall Kella
1500 Cordova Road, Suite 310
Fort Lauderdale, FL 33316

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provision of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Randall Kella

3/7/05
Date

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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EXHIBIT "A"

LAND DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF BROWARD, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF TRACTS 2, 3, AND 4, OF F.A. BARRETT'S SUBDIVISION, OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD 84 AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 9, ALSO KNOWN AS INTERSTATE HIGHWAY 95, LYING WEST OF THE OSCEOLA CANAL. SUBJECT TO EFFECTS OF FINAL JUDGMENT IN EMINENT DOMAIN PROCEEDINGS BY S.R.D. OF FLORIDA RE LIMITED ACCESS RIGHTS ONLY, DATED APRIL 23, 1970 (FILED APRIL 24, 1970 IN MINUTES OF THE CIRCUIT COURT 191. PAGE 983 (#67-7542)

FND. I.R.&C.
LB#3870

+3.25

+6.08

6' FPL EASEMENT
(ORB 4560, PG. 933)
APPROXIMATE LOCATION