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Account Number : 072450003255  
Phone : (305) 634-3694  
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**LIMITED LIABILITY COMPANY**

**liberty bluff homes, llc**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF  
LIBERTY BLUFF HOMES, LLC**

The undersigned, being the Members and Organizers of the Limited Liability Company hereby being formed under Chapter 608 of the Florida Statutes, do hereby adopt the following Articles of Organization for the Limited Liability Company:

**FIRST:** The name of the Limited Liability Company is: Liberty Bluff Homes, LLC

**SECOND:** The Limited Liability Company shall continue until the occurrence of an event set forth in the Operating Agreement which causes the termination of the Limited Liability Company.

**THIRD:** The Limited Liability Company is organized to engage in and do any lawful act concerning any lawful business, other than banking and insurance, for which a limited liability company may be organized in accordance with Chapter 608 of the Florida Statutes, including all powers and purposes now and hereafter permitted by law to a limited liability company.

**FOURTH:** The mailing address and street address of the initial registered office of the Limited Liability Company in Florida is 901 Begonia Road, Celebration, Florida 34747, and the name of the initial registered agent of the Limited Liability Company in Florida at that address is David Waronker.

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 provisions 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 as provided for in Chapter 608, F.S.

  
David Waronker

**FIFTH:** The mailing address and principal office of the Limited Liability Company is 901 Begonia Road, Celebration, Florida 34747.

**SIXTH:** The Limited Liability Company is to be managed by a Managing Member. The name and address of the initial Managing Member are: David Waronker, having an address at 901 Begonia Road, Celebration, Florida 34747

**SEVENTH:** The allocations and distributions of the Limited Liability Company shall be made in proportion to the Members' Percentage Interests.

**EIGHTH:** Capital contributions in addition to the initial contributions may be made at such times and in such amounts as may hereafter may be agreed by the unanimous vote of the Members.

**NINTH:** The membership interests of the Members are evidenced by Certificates of Membership.

**TENTH:** The existing Members shall have the right to admit additional Members to the Limited Liability Company, by the unanimous vote or consent of the Members.

**ELEVENTH:** The remaining Members of the Limited Liability Company, by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the Member who

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caused the Withdrawal Event), may continue the Limited Liability Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Limited Liability Company.

TWELFTH: The names and addresses of the Members and Organizers of the Limited Liability Company are: David Waronker, having an address at 901 Begonia Road, Celebration, Florida 34747 ("Managing Member"); Mark Goitein, having an address at 1415 Trenton-Harbourton Road, Pennington, New Jersey 08534; and Charles Niessner, having an address at 19 Wilkins Station Road, Medford, New Jersey 08055.


THIRTEENTH: None of the Members of the Limited Liability Company are liable for payment of any debt, obligation or other liability of the Limited Liability Company.

IN WITNESS WHEREOF, the Members have executed and acknowledged these Articles of Organization as of the date set forth below.

  
print: TAYLOR HALL

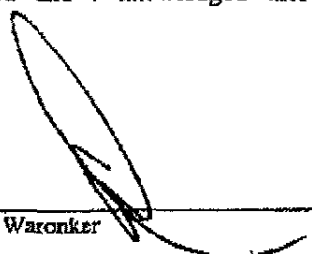
  
print: RYAN O'DONNELL

  
print: PATRICIA CALVEZ


  
print: ANNIE F. BERKOWITZ

  
print: ANNIE F. BERKOWITZ

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David Waronker

  
Mark Goitein

  
Charles Niessner

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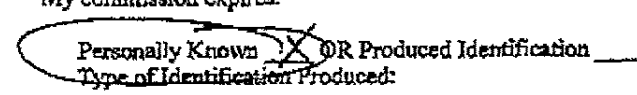
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every day

Ann Hennessey



NTY OF Burlington

o 25<sup>th</sup> day of

Mark Goffen.  
*David Beckwith*  
 System Public

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced:

F. Buchanan

the 14 day of

*Archie B. Lewis*  
Notary Public

Personally Known ~~OR~~ Produced Identification \_\_\_\_\_  
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