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2005 MAR 23 P 1:51

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**Allgood & Misemer, P.A.**  
**5645 Nebraska Avenue, New Port Richey, FL 34652**  
**Phone: 727-848-2593 Facsimile: 727-848-2597 E-mail: [krm@gte.net](mailto:krm@gte.net)**

**Sam Y. Allgood, Jr. (1917-2000)**

**Kenneth R. Misemer**

**2005 MAR 23 P 1:57**

**SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

March 22, 2005

Office of the Secretary of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32399

**Re: REGENCY SQUARE SHOPPING CENTER, L.L.C.**

Gentlemen:

I enclose an original and duplicate original of Articles of Organization for the above-referenced Limited Liability Company. I am also enclosing a check in the amount of \$155.00 to cover the following costs:

Filing fee	\$100.00
Designation of Registered Agent	\$ 25.00
Certified copy	\$ 30.00
<u>TOTAL:</u>	<u>\$155.00</u>

Please see that these Articles are filed, and return the certified copy referenced above. We have enclosed an overnight mail envelope for your use in returning the document to us. Thank you for your attention to this matter. Please call if you have any questions.

Yours truly,

ALLGOOD & MISEMER, P.A.

  
Kenneth R. Misemer

KRM/ag  
Enclosures

**FILED**

**ARTICLES OF ORGANIZATION  
OF  
REGENCY SQUARE SHOPPING CENTER, L.L.C.**

2005 MAR 23 P 1:57

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned persons, acting as the organizers of **REGENCY SQUARE SHOPPING CENTER, L.L.C.**, (The "Company") under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, adopt the following Articles of Organization:

**ARTICLE I. NAME AND ADDRESS**

The name and address of the Company is: **REGENCY SQUARE SHOPPING CENTER, L.L.C.**, located at 2623 Grand Boulevard, Unit 301, Holiday, Florida 34690.

**ARTICLE II. COMMENCEMENT AND DURATION OF EXISTENCE**

The existence of the Company will commence upon filing, and the existence of the Company will continue perpetually.

**ARTICLE III. PURPOSE**

The Company may transact any or all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act.

**ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE**

The street address of the initial registered office of the Company is 2623 Grand Boulevard, Unit 301, Holiday, Florida 34690, and the name of the Company's initial registered agent at that address is ANTHONY SARAVANOS.

**ARTICLE V. ADDITIONAL CAPITAL CONTRIBUTIONS**

The members shall make additional capital contributions, from time to time, as required by the Company's regulations.

**ARTICLE VI. ADMISSION OF SUBSTITUTE OR ADDITIONAL MEMBERS**

**FILED**

Additional or substitute members may be admitted only upon the unanimous written approval of the members of the Company in a manner set forth in its regulations.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE VII. MANAGEMENT OF COMPANY**

The business of the Company shall be managed by the Manager who shall be elected annually by the members of the Company in a manner set forth in the regulations. The Manager shall have the power and authority to act on behalf of the Company as provided in the Florida Limited Liability Company Act, including, specifically, without limitation, Section 608.404, Section 608.404(1), and Section 608.425, and shall also hold the offices and have the responsibilities accorded by the members which are more particularly described in its regulations and any other Agreement that may be entered into between the members and the Manager. The name and address of the initial Manager is as follows:

ANTHONY SARAVALANOS  
4928 South Shore Drive  
New Port Richey, FL 34652

The Manager shall serve in that capacity until the first annual meeting of members or until a successor is elected and qualified.

**ARTICLE VIII. REGULATIONS**

The power to adopt, alter, amend or repeal the regulations of the Company is vested exclusively in the members of the Company.

**ARTICLE IX. ORGANIZER**

The name and street address of the organizers executing these Articles of Organization: ANTHONY SARAVALANOS, whose mailing address is 4928 South Shore Drive, New Port Richey, FL 34652, and JOHN E. MONTANA, whose mailing address is 5216 Westshore Drive, New Port Richey, FL 34652.

FILED

**ARTICLE X. AMENDMENT OF ARTICLES OF ORGANIZATION**

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Any amendment to the Articles of Organization shall be approved by all the members, shall be as prescribed by the Secretary of State of Florida and shall be sworn and subscribed to by all the members of the Company. In the event that a new member is added by such an amendment, it also shall be signed by the additional member.

22<sup>nd</sup> IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization this day of March, 2005.

  
Anthony Saravanos

  
John E. Montana

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing Articles of Organization were acknowledged before me this 22<sup>d</sup> day of MARCH, 2005, by ANTHONY SARAVANOS, who is personally known to me or has produced proper identification and who did not take an oath, and JOHN E. MONTANA, who is personally known to me or has produced proper identification and who did not take an oath

signed:   
printed:

Notary Public - State of Florida



Kenneth R. Misemer  
MY COMMISSION # DD201433 EXPIRES  
April 9, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

ACCEPTANCE OF REGISTERED AGENT

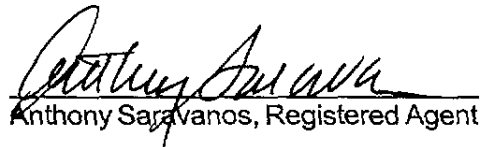
FILED

Pursuant to Section 608.415 or 608.507, Florida Statutes, the following is submitted:

That **REGENCY SQUARE SHOPPING CENTER, L.L.C.** desiring to organize as a limited liability company under the laws of the State of Florida with its initial registered office, as indicated in its Articles of Organization, located at 2623 Grand Boulevard, Unit 301, Holiday, FL 34690, has named ANTHONY SARAVANOS, as its agent to accept service of process within the State of Florida.

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.

DATED this 22<sup>ND</sup> day of March, 2005

  
Anthony Saravanos, Registered Agent