

LO6000055154

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

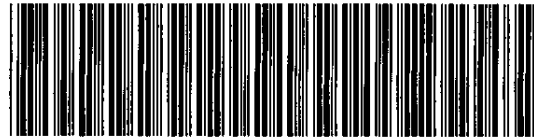
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200074806742

05/22/06--01058--003 **125.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 22 PM 1:45

B. McKnight MAY 30 2006

SHELLY MAY JOHNSON, PA

ATTORNEYS AT LAW

8726 Old C.R. 54 Suite D New Port Richey, FL 34653

Phone: (727) 376-7300 Fax: (727) 376-7337

May 19, 2006

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Filing Articles of Organization

Dear Sir or Madam:

Enclosed you will find fully executed Articles of Organization for Deltona Developers, LLC, Tampa Developers, LLC and Palm Coast Developers, LLC, as well as, the filing fee for each to be filed with the Florida Department of State.

Please contact me should you have any questions or concerns.

Sincerely,



Shelly May Johnson

SMJ/ka

Enclosures

cc: Gita Carter

ARTICLES OF ORGANIZATION OF PALM COAST DEVELOPERS, LLC

ARTICLE I. NAME OF BUSINESS

The name of the limited liability company shall be **PALM COAST DEVELOPERS, LLC**.

ARTICLE II. ADDRESS

The mailing address and street address of the principal office of the limited liability company is:

Principal Office Address:

c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

Mailing Address:

c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 22 PM 1:45

ARTICLE III. PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contract.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE IV. MANAGERS

The name and address of each manager of this limited liability company is as follows:

Wayne Eisenbaum
c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

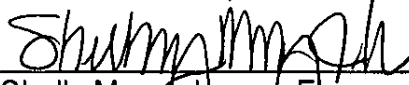
Alan Eisenbaum
c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

AMPM Enterprises,
a New York general partnership
c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

ARTICLE V. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 8726 Old C.R. 54, Suite D, City of New Port Richey, FL 34653, County of Pasco, State of Florida, and the name of the company's initial registered agent at that address is Shelly May Johnson, Esq.

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles, 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, Florida Statutes.


Shelly May Johnson, Esq.

The undersigned, being a member of the limited liability company, certifies under the penalties of perjury that the facts stated herein are true and that this instrument constitutes the proposed Articles of Organization of **PALM COAST DEVELOPERS, LLC.**


Joseph R. Baranowski, Member

Date: May 17, 2006

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 22 PM 1:45