

L06000083364

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000211737 3)))



H060002117373ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0383

SM

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

06 AUG 23 AM 9:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

RECEIVED

06 AUG 23 PM 12:07

DIVISION OF CORPORATION

FLORIDA/FOREIGN LIMITED LIABILITY CO.

dd&j properties II, llc

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

H10000021737

4

**ARTICLES OF ORGANIZATION
OF
DD&J PROPERTIES II, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

In accordance with the Florida Limited Liability Company Act, Chapter 608, Florida Statutes (the "Act"), the undersigned, being authorized to execute and file these Articles of Organization, hereby certify that:

ARTICLE I - NAME

The name of the limited liability company is "DD&J Properties II, LLC" (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is
2527 Eagle Run Circle
Weston, Florida 33327

ARTICLE III - DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV - MANAGEMENT/OPERATING AGREEMENT

The Company is to be managed by the Members and the Company's Operating Agreement, as defined in the Act, must be in writing, and signed by all of the Members.

ARTICLE V - REGISTERED AGENT

The name and address of the Members' representative who shall also serve as the Company's initial Registered Agent is:

Michael A. Scitzer
2527 Eagle Run Circle
Weston, Florida 33327

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The right of the Members to admit additional Members and the terms and conditions of the admissions shall be specified in the Operating Agreement.

FILED
06 AUG 23 AM 9:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

L8L100021737

ARTICLE VII - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right of the remaining Members of the Company to continue the business 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 Company shall be specified in the Operating Agreement.

ARTICLE VIII - LIMITATION ON AGENCY AUTHORITY OF MEMBERS

Pursuant to Section 608.4235 of the Act, no Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

IN WITNESS WHEREOF, we have signed these Articles of Organization of DD&J Properties II, LLC and acknowledge them to be our act as of August 15, 2006.

By: Michael A. Seltzer
Michael A. Seltzer

By: Lynn D. Seltzer
Lynn D. Seltzer

Date: 8/7/06

Date: 8/7/06

