

L060000101477

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

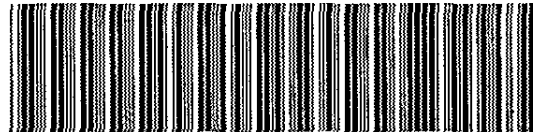
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000080901100

10/17/06--01024--011 **125.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 OCT 17 PM 1:47

J. BRYAN OCT 18 2006



Owners & Developers of Shopping Centers since 1958

Tara Parkman
Paralegal

October 13, 2006

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
06 OCT 17 PM 1:47

VIA U.S. FIRST CLASS MAIL

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: St. Augustine Developers, LLC

To Whom It May Concern:

Enclosed please find the Articles of Organization for the formation of St. Augustine Developers, LLC along with a check in the amount of \$125.00 for the filing fee. Please notify me when the same has been completed by mail or email to tara@developers-realty.com.

Please do not hesitate to call me with any questions or comments.

Very truly yours,


Tara Parkman

Enclosures

ARTICLES OF ORGANIZATION OF ST. AUGUSTINE DEVELOPERS, LLC

ARTICLE I. NAME OF BUSINESS

The name of the limited liability company shall be **ST. AUGUSTINE 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

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.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 OCT 17
14:17

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 OCT 17 PM 1:47

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

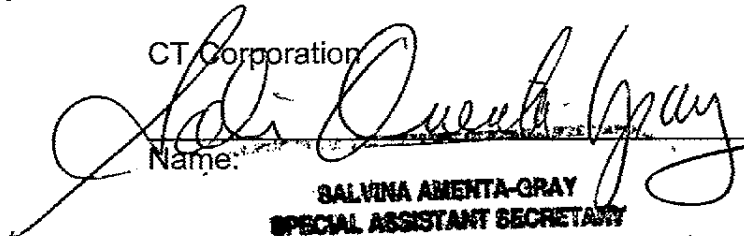
Alan Helene
c/o Developers Realty Corporation
433 South Main Street
Suite 310
West Hartford, CT 06110

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 OCT 17 PM 1:47

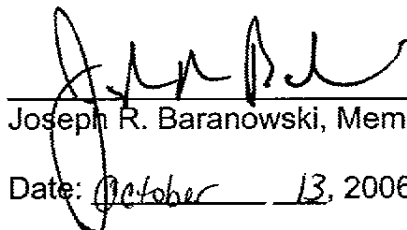
ARTICLE V. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1200 South Pine Island Road, County of Pasco, State of Florida, and the name of the company's initial registered agent at that address is CT Corporation.

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.

CT Corporation

Name: Salvina Amenta-Gray
SALVINA AMENTA-GRAY
SPECIAL ASSISTANT SECRETARY

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 **ST. AUGUSTINE DEVELOPERS, LLC.**


Joseph R. Baranowski, Member
Date: October 13, 2006