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**EFFECTIVE DATE**

10-16-06

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
06 OCT 19 PM 2:07

W06-24427

B. McKnight OCT 19 2006

*Shelley B. Maurice, P.A.*

SHELLEY B. MAURICE, ESQ.  
MEMBER OF THE FLORIDA BAR AND  
UNITED STATES DISTRICT COURT BAR

BOYNTON OFFICE:  
THE VILLAGE SQUARE  
11076 SOUTH MILITARY TRAIL  
BOYNTON BEACH, FLORIDA 33438

DELRAY OFFICE:  
125 N. SWINTON AVE.  
DELRAY BEACH, FLORIDA 33444

May 16, 2006

Office of Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

TELEPHONE (561) 738-5200  
TELECOPIER (561) 738-5273

REPLY TO:

☒ BOYNTON OFFICE  
☐ DELRAY OFFICE

Re: 1856 B. Wheeler, LLC and  
1065 Skees, LLC  
Articles of Organization  
Our File No. W06-097

Dear Sir or Madame:

Enclosed are the following:

1. Articles of Organization, in duplicate, for 1856 B. Wheeler, LLC corporate entity.
2. Articles of Organization, in duplicate, for 1065 Skees, LLC corporate entity.
3. Certificate Designating Registered Agent and Acceptance of Registered Agent, in duplicate for 1856 B. Wheeler, LLC.
4. Certificate Designating Registered Agent and Acceptance of Registered Agent, in duplicate for 1065 Skees, LLC.
5. Check made payable to the Florida Department of State in the sum of \$250.00, representing the filing fees for both corporate entities (\$100.00 each) and Registered Agent designations (\$25.00 each).

Your prompt attention in furnishing this office with a conformed copy of both Articles showing the filing information will be greatly appreciated. A self-addressed, stamped envelope for each are provided herein for your convenience.

Very truly yours,

SHELLEY B. MAURICE, P.A.

By:   
Shelley B. Maurice, Esquire

SBM:klw  
enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 26, 2006

SHELLEY B MAURICE ESQ  
11076 SOUTH MILITARY TRAIL  
BOYNTON BEACH, FL 33436

SUBJECT: 1065 SKEES, LLC  
Ref. Number: W06000024427

We have received your document for 1065 SKEES, LLC and your check(s) totaling \$250.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to section 608.409(2), F.S., the effective date must be specific, cannot be more than five business days prior to the date of filing or more than 90 days after the date of filing. Our office received your document on May 19, 2006. Please amend your document accordingly.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6931.

Becky McKnight  
Document Specialist  
New Filing Section

Letter Number: 706A00037075

# ARTICLES OF ORGANIZATION

OF

1065 Skees, LLC

EFFECTIVE DATE

10-16-06

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
06 OCT 19 PM 2:07

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, hereby makes, acknowledges and files the following Articles of Organization.

## ARTICLE 1 - NAME

The name of the limited liability company shall be 1065 Skees, LLC ("Company").

## ARTICLE 2 - ADDRESS

The principal place of business of the Company in Florida shall be 12350 Cessna Terrace, Port St. Lucie, Florida 34987 and the mailing address shall be 12350 Cessna Terrace, Port St. Lucie, Florida 34987.

## ARTICLE 3 - EFFECTIVE DATE

These Articles of Organization shall be effective on October 16, 2006.

## ARTICLE 4 - DURATION

Subject to the provisions of Article 9, the Company's existence shall terminate no later than 99 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

## ARTICLE 5 - PURPOSES AND POWERS

The general purpose for which the Company is organized is to engage in a management of rental property, buy, sell and/or trade and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT

The initial address of registered office of this Company is 12350 Cessna Terrace, Port St. Lucie, Florida 34987. The name and address of the registered agent of this Company is Gary Gorowsky, 12350 Cessna Terrace, Port St. Lucie, Florida 34987.

ARTICLE 7 - MANAGEMENT

The Managers of the Company shall be:

Operating Manager:	Gary Gorowsky
Secretary:	Gary Gorowsky
Treasurer:	Gary Gorowsky

whose addresses shall be the same as the mailing address of the Company.

ARTICLE 8 - ADMISSION OF NEW MEMBERS

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE 9 - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there is at least one remaining member.

ARTICLE 10 - MEMBERS

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and

management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

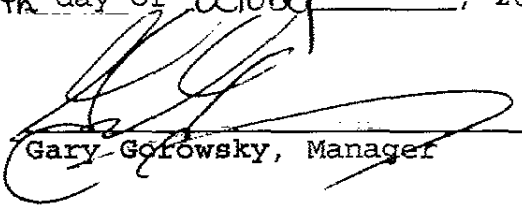
Gary Gorowsky  
12350 Cessna Terrace  
Port St. Lucie, Florida 34987

#### ARTICLE 11 - INDEMNIFICATION

The Company shall indemnify managers and officers of the Company who were wholly successful, on the merits or otherwise, in the defense of any proceeding to which the manager or officer was a party because the manager or officer is or was a manager or officer of the Company against reasonable attorney fees and expenses incurred by the manager or officer in connection with the proceeding. The Company may indemnify an individual made a party to a proceeding because the individual is or was a manager, officer, employee or agent of the Company against liability if authorized in the specific case after determination, in the manner required by the member(s), that indemnification of the manager, officer, employee or agent, as the case may be, is permissible in the circumstances because the manager, officer, employee or agent has met the standard of conduct set forth by the member(s). The indemnification and advancement of attorney fees and expenses for managers, officers, employees and agents of the Company shall apply when such persons are serving at the Company's request while a manager, officer, employee or agent of the Company, as the case may be, as a manager, officer, partner, trustee, employee or agent of another foreign or domestic Company, partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Company. The Company also may pay for or reimburse the reasonable attorney fees and expenses incurred by a manager, officer, employee or agent of the Company who is a party to a proceeding in advance of final disposition of the proceeding. The Company also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a manager, officer, employee or agent of the Company, whether or not the Company would have power to indemnify the individual against the same liability under the law. All references in these Articles of Organization are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Organization shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a manager, officer, employee or agent of the Company or the ability of the Company otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All

references in these Articles of Organization to "manager", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.

IN WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization, this 16th day of October, 2006.

  
\_\_\_\_\_  
Gary Gorowsky, Manager

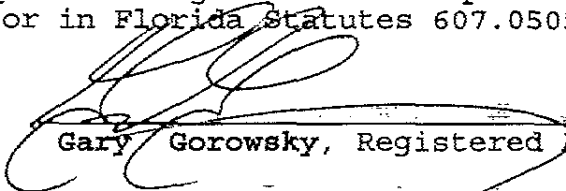
CERTIFICATE DESIGNATING AGENT UPON WHOM PROCESS  
MAY BE SERVED AND THE PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
THE STATE OF FLORIDA

Pursuant to Chapters 48.091 and 607.0501, Florida Statutes,  
the following is submitted:

1065 Skees , LLC, desiring to organize under the laws of the  
State of Florida with its initial corporate address as indicated in  
the Articles of Organization at 12350 Cessna Terrace, Port St.  
Lucie, Florida 34987, County of St. Lucie, State of Florida, has  
named Gary Gorowsky as its registered agent to accept service of  
process within this state, at the initial registered office located  
at 12350 Cessna Terrace, Port St. Lucie, Florida 34987, County of  
St. Lucie, State of Florida.

ACKNOWLEDGMENT AND ACCEPTANCE:

Having been named as the registered agent for the above  
corporation for the purpose of accepting service of process at the  
registered agent's office so designated in this certificate, I  
hereby accept such appointment and acknowledge that I am familiar  
with and accept the obligations and responsibilities of such office  
as provided for in Florida Statutes 607.0505.

  
Gary Gorowsky, Registered Agent

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