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TALLAHASSEE, FLORIDA

67-20105
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CHARTERED

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July 9, 2007

*BOARD CERTIFIED IN REAL ESTATE

**MASTER OF LAWS IN TAXATION

***MASTER OF LAWS IN REAL PROPERTY DEVELOPMENT

*BOARD CERTIFIED IN WILLS, TRUSTS, AND ESTATES

^ΔALSO ADMITTED IN DC AND SC

^ΔALSO ADMITTED IN AR

FEDERAL EXPRESS

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

Re: Becker Durham, LLC

Dear Sir:

Enclosed please find an original and one conformed copy of the Articles of Amendment to Articles of Organization for the above named limited liability corporation. I would appreciate your filing the original with your office and returning the conformed copy, with your Certificate attached, to this office.

I am also enclosing our check in the amount of \$55.00 covering the following:

Filing Fee	\$25.00
Certified Copy	30.00

Thank you for your consideration in this matter.

Sincerely,

George G. Collins, Jr.
George G. Collins, Jr.
For the Firm

GGC, JR./mja
Enclosures

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STATE OF FLORIDA
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**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF
BECKER DURHAM, LLC**

A Florida Limited Liability Company

Pursuant to Florida Statutes §608.411, the undersigned limited liability company adopts the following Articles of Amendment to its Articles of Organization filed February 22, 2007, Document #L07000020105.

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FIRST: The following Article III is hereby amended to read as follows:

ARTICLE III

The business and purpose of BECKER DURHAM, LLC, a Florida limited liability company (the "Company") shall consist solely of the acquisition, operation and disposition of the real estate project known as One University Place, Durham, North Carolina (the "Property") and to enter into a loan transaction ("Loan") with LaSalle Bank National Association (the "Lender") in which the Company shall borrow certain monies.

The Company shall:

(a) not own, hold or acquire, directly or indirectly, any ownership interest (legal or equitable) in any real or personal property other than (i) the Property, and (ii) incidental personal property necessary for the ownership or operation of the Property;

(b) not engage in any business other than the ownership, operation and disposition of the Property;

(c) not incur any indebtedness, secured or unsecured, direct or indirect, absolute or contingent (including guaranteeing any obligation), other than (i) the Loan, and (ii) unsecured trade payables (and not evidenced by a promissory note) related to the ownership and operation of the Property and incurred in the ordinary course of business and which shall not exceed: (i) 60 days in duration from the date such trade payables are first incurred by the Company, and/or (ii) in the aggregate, 2.0% of the original principal balance of the Loan;

(d) maintain its assets, accounts, books, records, financial statements, stationery, invoices, and checks separate from and not commingled with any of those of any other

person or entity;

(e) conduct its own business in its own name, pay its own liabilities out of its own funds (including paying salaries of its own employees), allocate fairly and reasonably any overhead for shared employees and office space, and maintain an arm's length relationship with its affiliates;

(f) hold itself out as a separate entity, correct any known misunderstanding regarding its separate identity, and observe all organizational formalities;

(g) not guarantee or become obligated for the debts of any other entity or person or hold out its credits as being available to satisfy the obligations of others, including not acquiring obligations or securities of its partners, members or shareholders'

(h) not pledge its assets for the benefit of any other entity or person or make any loans or advances to any person or entity;

(i) not enter into any contract or agreement with any Principal, as defined in the mortgage securing the Loan, or any party which is directly or indirectly controlling, controlled by or under common control with Company or Principal (an "Affiliate"), except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any Principal or Affiliate;

(j) maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and maintain a sufficient number of employees in light of its contemplated business operations;

(k) not dissolve or wind up, in whole or in part, and no member of the Company shall seek the dissolution or winding up, in whole or in part, of the Company, and the Company will not merge with or be consolidated into any other entity;

(l) maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any constituent party of the Company, Affiliate, Principal or any other person; and

(m) obtain and maintain in full force and effect, and abide by and satisfy the material terms and conditions of, all material permits, licenses, registrations and other authorizations with or granted by any governmental authorities that may be required from time to time with respect to the performance of its obligations under the mortgage securing the Loan.

Until such time as the Loan has been repaid in full, the Company shall not amend, modify or terminate any of these provisions of the Company's **Articles of Organization** without the prior written consent of the Lender.

Executed by the undersigned at Vero Beach, Florida on July 9, 2007.

Managing Member:
BECKER HOLDING CORPORATION

By: 

Jeffrey L. Cusson, President

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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