

L07000082152

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

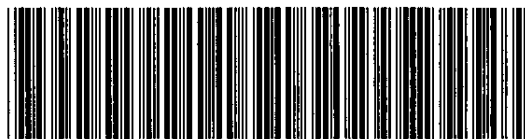
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100106676721

07/30/07--01028--013 **250.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 AUG 10 AM 11:25

T. Hampton AUG 10 2007

1007-36941

DAVID LANIGAN, P.A.

Attorney & Counselor at Law

10937 North 56th Street

Tampa, Florida 33617

Phone (813) 983-0655

Fax (813) 983-0665

E-mail: Dave@LaniganLaw.com

Website: <http://www.LaniganLaw.com>

David C. Lanigan, J.D., LL.M.

July 27, 2007

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: ARTICLES OF ORGANIZATION OF GC REAL ESTATE, LLC AND
ARTICLES OF ORGANIZATION OF BBPP REAL ESTATE, LLC

Dear Sirs:

Enclosed are:

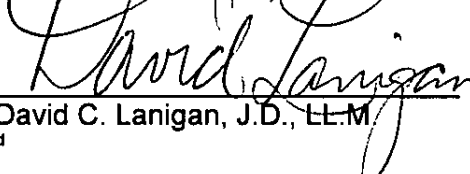
1. The **original** of the Articles of Organization of GC Real Estate, LLC, including the Certificate of Designation of and Acceptance by Registered Agent, to be filed immediately;
2. A duplicate copy of the Articles and the Certificate, to be file-stamped and returned to me;
3. The **original** of the Articles of Organization of BBPP Real Estate, LLC, including the Certificate of Designation of and Acceptance by Registered Agent, to be filed immediately;
4. A duplicate copy of the Articles and the Certificate, to be file-stamped and returned to me.
5. A check in the amount of \$250.00, made payable to the Florida Department of State, which covers the filing fee for the Articles and the Certificates.

Please (1) file the Articles and (2) return a file-stamped copy of the duplicate original Articles to me via U.S. Mail.

Please do not hesitate to call me if you have any questions or comments. Thank you for your assistance.

Sincerely,

DAVID LANIGAN, P.A.



David C. Lanigan, J.D., LL.M.

DAVID LANIGAN, P.A.

Attorney & Counselor at Law

10937 North 56th Street

Tampa, Florida 33617

David C. Lanigan, J.D., LL.M.

Phone (813) 983-0655

Fax (813) 983-0665

E-mail: Dave@LaniganLaw.com

Website: <http://www.LaniganLaw.com>

August 8, 2007

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: ARTICLES OF ORGANIZATION OF GRAND CENTRAL REAL ESTATE, LLC

Dear Sirs:

Enclosed are:

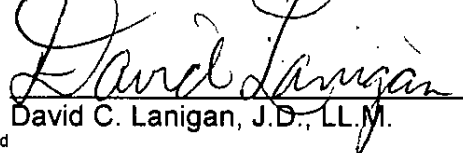
1. The **original** of the Articles of Organization of Grand Central Real Estate, LLC, including the Certificate of Designation of and Acceptance by Registered Agent, to be filed immediately;
2. A duplicate copy of the Articles and the Certificate, to be file-stamped and returned to me;
3. A copy of a letter from the Florida Department of State dated July 31, 2007 concerning our previously paid filing of the Articles of Organization for GC Real Estate, LLC, a name which was deemed unavailable.

Please (1) file the Articles and (2) return a file-stamped copy of the duplicate original Articles to me via U.S. Mail.

Please do not hesitate to call me if you have any questions or comments. Thank you for your assistance.

Sincerely,

DAVID LANIGAN, P.A.



David C. Lanigan, J.D., LL.M.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 31, 2007

DAVID LANIGAN, J.D.LLM
10937 N 56TH ST
TAMPA, FL 33617

SUBJECT: GC REAL ESTATE, LLC
Ref. Number: W07000036941

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

07 AUG 10 AM 11:19

RECEIVED

We have received your document for GC REAL ESTATE, 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):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Section 608.406, Florida Statutes, was amended effective July 1, 2007, to require the name of a limited liability company to be distinguishable from the names of all other filings filed with the Division of Corporations; except for fictitious name registrations and general partnership registrations.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Adding of Florida or Florida to the end of the name is not acceptable. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must end with the words Limited Liability Company, the abbreviation L.L.C., or the designation LLC. The word Limited may be abbreviated as Ltd. and the word Company may be abbreviated as Co. The following suffixes are no longer acceptable: Limited Company, L.C., and LC.

Please return the corrected 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) 245-6855.

Tammy Hampton
Document Specialist
Registration/Qualification Section

Letter Number: 007A00047449

ARTICLES OF ORGANIZATION OF GRAND CENTRAL REAL ESTATE, LLC

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, codified in Chapter 608, Florida Statutes, as amended, hereby forms a Florida limited liability company ("**Company**") pursuant to the Act and hereby set forth the following Articles of Organization (these "**Articles**").

ARTICLE I

Name

The name of this Company shall be: **GRAND CENTRAL REAL ESTATE, LLC.**

ARTICLE II

Address of Business

The mailing address of the principal office of this Company shall be 6526 Gunn Highway, Tampa, Florida 33625 and such other place or places as may be designated by the managers from time to time. The street address of the principal office of this Company shall be 6526 Gunn Highway, Tampa, Florida 33625, and such other place or places as may be designated by the managers from time to time.

ARTICLE III

Management of Business

This Company shall be managed by a managing member.

ARTICLE IV

Commencement Date and Duration

This Company shall commence on the date and time when the Articles are filed in the Department of State, in accordance with the provisions of Section 608.409(1), Florida Statutes, and shall continue perpetually or until dissolved in accordance with Section 608.441(1), Florida Statutes, to wit:

(a) by written consent of all of its members; or

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 AUG 10 AM 11:25

- (b) upon the occurrence of one or more events specified in the operating agreement; or
- (c) Written consent of a majority-in-interest of members of this Company;
- (d) upon entry of an order of dissolution by a court of competent jurisdiction; or
- (e) at any time there are no members, unless, within 90 days after the occurrence of the event that terminated the continued membership of the last remaining member, the personal representative or other legal representative of the last remaining member agrees in writing to continue the Company, as provided in §608.441(1)(d) of the Florida Statutes.

ARTICLE V

Purposes

This Company is created and formed for the purpose of engaging in all lawful businesses authorized for a Company pursuant to Section 608.403 of the Act, including but not limited to the acquisition, disposition, purchase, lease, encumbrance, financing, marketing, promoting, improving, developing, managing, selling, buying and otherwise dealing with commercial real property and all such other activities incidental or useful to the foregoing.

ARTICLE VI

Powers

This Company shall have all of the powers and authorities set forth in Section 608.404 of the Act.

ARTICLE VII

Admission of Members

The initial members of this Company shall be set forth in the Operating Agreement adopted by the members as set forth therein. The admission of additional members shall be accomplished only by the vote of a majority-in-interest of members, unless otherwise stated in the Operating Agreement. For purposes of these Articles, "majority-in-interest of the members" means members owning more than 50 percent of the then-current percentage or other interest in the profits of the Company.

The admission of additional members shall be accomplished only by the unanimous vote of the members and by the unanimous vote of the members who are also managers, unless otherwise stated in the Operating Agreement.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 AUG 10 04:11:25

ARTICLE VIII

Voting By Members

In each matter for which a vote of the members is required by the Act, consent of a majority-in-interest of members shall decide the issue, unless otherwise stated in these Articles or in the Operating Agreement or in the Act. However, the members' right to vote on a dissolution of the Company shall be governed by §608.441 of the Act, unless otherwise stated in these Articles or in the Operating Agreement (i.e., unanimous written consent of members), and the members' right to vote on a merger of the Company shall be governed by §608.4381 of the Act, unless otherwise stated in these Articles or in the Operating Agreement.

ARTICLE IX

Right of Assignee to Become a Member

An assignee of an interest in the Company may be admitted as a Member upon the consent of **all** members other than the member assigning the interest, if any, *unless* otherwise stated in the Operating Agreement.

ARTICLE X

Withdrawal of Member

Unless otherwise provided in the Operating Agreement, no member shall have the right to withdraw or to demand the return or repayment of any or all of the member's capital contribution.

ARTICLE XI

Property

(a) **Ownership**. All property originally paid or brought into, or transferred to, this Company as contributions to capital by the members, or subsequently acquired by purchase or otherwise on account of this Company shall be the property of this Company.

(b) **Title**. The title to all property of the Company shall be held in the name of this Company.

(c) **Conveyances**. The members are hereby authorized to convey and obtain title to all real and personal property of whatever nature by the execution on behalf of this Company of any and all agreements, deeds, mortgages, trust agreements, indentures, leases, conveyance documents and all other certificates, instruments and documents as are necessary, reasonable or desirable to obtain title or convey title to any real or personal property whatsoever. Such execution shall be made by a majority of the members if there is more than one. The signature and execution of such documents shall clearly set forth that the execution is on behalf of this Company and that the member is signing on its

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 AUG 10 AM 11:25

behalf as a member. The following form of signature shall be used for obtaining or conveying title to any real or personal property:

Grand Central Real Estate, LLC

DENNIS DEMIRJIAN REVOCABLE TRUST DATED JUNE 7, 2006

By: 

Dennis Demirjian, DMD, Trustee

No third party need inquire any further than these Articles for authorization as to the form of conveyance on documents for title to real or personal property.

ARTICLE XII

Amendments

These Articles, except with respect to vested rights of the members, may be amended at any time by vote by a majority-in-interest of the members. Such amendments shall be filed with the Florida Department of State in accordance with the provisions of Section 608.411, Florida Statutes.

ARTICLE XIII

Operating Agreement

The original single member is hereby authorized and directed to prepare and adopt initial Operating Agreement for the governing of the internal affairs of the Company, containing such provisions as they consider necessary, reasonable or desirable, except that no provisions of such Operating Agreement may conflict with the provisions of these Articles, unless otherwise permitted herein. The power to alter, amend, or repeal the initial Operating Agreement shall be set forth in the Operating Agreement.

IN WITNESS WHEREOF, the parties hereto have executed these Articles of Organization this August 7, 2007. The execution of this document constitutes an affirmation, under the penalties of perjury, that the facts stated herein are true.

DENNIS DEMIRJIAN REVOCABLE TRUST DATED
JUNE 7, 2006, Member

By: 

Dennis Demirjian, DMD, Trustee

07 AUG 10 AM 11:25

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

CERTIFICATE OF DESIGNATION AND ACCEPTANCE REGISTERED AGENT

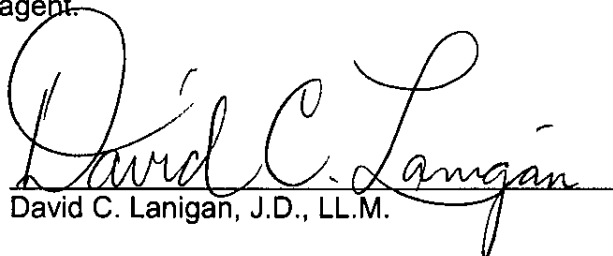
Pursuant to Sections 608.407 and 608.415 of the Florida Statutes, this Limited Liability Company submits the following statement in designating the Registered Office and Registered Agent in the State of Florida.

1. The name of the Limited Liability Company is **GRAND CENTRAL REAL ESTATE, LLC.**
2. The name and address of the registered agent and office are:

David C. Lanigan, J.D., LL.M.
DAVID LANIGAN, P.A.
10937 North 56th Street
Tampa, Florida 33617-3000.

Having been named Registered Agent and designated to accept service of process for the above-stated Company, at the place designated in this certificate, I hereby agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with accept the obligations of my position as registered agent.

Dated: 8/7, 2007.


David C. Lanigan, J.D., LL.M.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 AUG 10 AM 11:25