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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
OAKLAND PARK APARTMENTS, L.L.C.
A Florida Limited Liability Company

Pursuant to Florida Statute §608.401 et seq. (2002), and as thereafter amended, the undersigned certifies that she has associated for the purpose of becoming a limited liability company under Florida law, for profit. The undersigned further declares that the following Articles shall serve as the Charter and authority for the conduct of business of the Limited Liability Company.

ARTICLE I

NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the Limited Liability Company is OAKLAND PARK APARTMENTS, L.L.C., and its principal office shall be located at Coastal Tower - Suite 211, 2400 East Commercial Boulevard, in the City of Fort Lauderdale, County of Broward, State of Florida. However, it shall have the power and authority to establish branch offices at any other place or places as the Members may hereafter designate.

ARTICLE II

MAILING ADDRESS AND STREET ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is, Coastal Tower - Suite 211, 2400 East Commercial Boulevard, in the City of Fort Lauderdale, County of Broward, State of Florida. However, it shall have the power and authority to establish branch offices at any other place or places as the Member may hereafter designate.

ARTICLE III

PURPOSES AND POWERS

The purpose of this Limited Liability Company is to engage in the duly authorized, lawful business of ownership and management of certain real property, and to do everything necessary, proper, or convenient to accomplish any of the purposes set forth in these Articles, and to do every other act incidental to the Limited Liability Company purposes which is not forbidden by Florida law or by the provisions of these Articles of Organization.

The purposes of this Limited Liability Company shall be carried out only through its Member(s), Manager(s), employee(s), and agent(s). Additionally, this Limited Liability Company is authorized to:

A. To engage in any activity or business authorized under Florida law as related to the stated purpose herein.

B. 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.

C. 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 hold, utilize, and in any manner dispose of the rights and property so acquired.

D. 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 contracts.

E. 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 person or corporation, 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 this connection 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.

F. 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 law, lawfully carry on, exercise, or do.

ARTICLE IV

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE PURSUANT TO FLORIDA STATUTE §608.407(1)(c), (2007) AND § 608.415 (1999)

The Limited Liability Company submits the following statement in designating its Registered Office and Registered Agent in the State of Florida:

A. The name of the Limited Liability Company is OAKLAND PARK APARTMENTS, L.L.C.

B. The name of the Registered Agent for OAKLAND PARK APARTMENTS, L.L.C. is RICHARD J. DESANTO, ESQUIRE, and the street address of the Registered Office where the Registered Agent is located is Coastal Tower - Suite 211, 2400 East Commercial Boulevard, Fort Lauderdale, FL 33308.

C. This statement is to acknowledge that, as indicated above, OAKLAND PARK APARTMENTS, L.L.C., a Florida limited liability company, has appointed me, RICHARD J. DESANTO, ESQUIRE, as its Registered Agent to accept service of process for the Limited Liability Company at the place designated above. I accept this 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 obligations of my position as Registered Agent.

Dated: 08/22/07


RICHARD J. DESANTO, ESQUIRE,
as Registered Agent

ARTICLE V

EXERCISE OF POWERS

All Limited Liability Company powers shall be exercised by or under the authority of, and the business and affairs of this Limited Liability Company shall be managed under the direction of the Member of this Limited Liability Company. This Article may be amended from time in the regulations of the Limited Liability Company by a vote of the Member of the Limited Liability Company.

ARTICLE VI

MANAGEMENT

Management of this Limited Liability Company is reserved to its Member, whose name and address is as follows:

Name: MARIA M. ARRAZOLA-HIRSCH
Address: c/o Richard J. DeSanto, Esquire
Coastal Tower - Suite 211
2400 East Commercial Boulevard
Fort Lauderdale, FL 33308

ARTICLE VII

MEMBERSHIP RESTRICTIONS

The Member shall have the right to admit new members by consent. Contributions required of new members shall be determined as of the time of admission to the Limited

Liability Company.

A Member's interest in the Limited Liability Company may not be sold or otherwise transferred except with unanimous written consent of the Member, or as the case may be, Members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event that terminates the continued membership of a Member in the Limited Liability Company, the remaining Members, if any, shall have the right to continue the business on unanimous consent of the remaining Members.

ARTICLE VIII

CAPITAL CONTRIBUTIONS

Capital contributions in the amount of One Hundred (\$100.00) Dollars cash shall be paid to the Limited Liability Company by the sole initial Member. Additional contributions will be made as thereafter required for investment purposes, as determined by the Member(s) (unanimous) consent. Members will make contributions in equal shares.

ARTICLE IX

PROFITS AND LOSSES

A. *Profit Sharing.* The Member(s) shall be entitled to the net profits arising from the operation of the Limited Liability Company business that remain after the payment of the expenses of conducting the business of the Limited Liability Company. Each Member shall be entitled to a share of the profits, proportionally equivalent to such Member's financial contribution to this Limited Liability Company. The distributive share of the net profits shall be determined and paid to the Members annually, each year on the anniversary date of the commencement of business of the Limited Liability Company, the month and day of the

commencement date being the date these Articles of Organization are accepted and filed with the State of Florida. The Member(s) may hereafter provide in the Regulations for more frequent distribution of net profits.

B. *Losses.* All losses that occur in the operation of the Limited Liability Company business shall be paid out of the capital of the Limited Liability Company and the profits of the business, or, if these sources are insufficient to cover such losses, by the subsequent Member(s), if any, in equal shares.

<u>Name</u>	<u>Percentage</u>
Maria M. Arrazola-Hirsch	100%

ARTICLE X

DURATION

This Limited Liability Company shall exist until dissolved in a manner provided by law.

ARTICLE XI

STATEMENT OF MEMBERSHIP AND CONTRIBUTIONS

In compliance with Florida Statute §608.407(1)(d) (2007), the undersigned Member of OAKLAND PARK APARTMENTS, L.L.C. deposes and states:

A. The Limited Liability Company identified above has at least one Member.

B. The total amount of cash contributed by the Member is One Hundred (\$100.00) Dollars.

C. The agreed value of property other than cash, if any, contributed by the Member, is One Million Two Hundred Thirty Two Thousand Three Hundred Eighty-Six and 00/100 (\$1,232,386.00) Dollars. A description of the property is attached as Exhibit "A," and is made a part of these Articles.

D. The total amount of cash or property anticipated, as of this date, to be initially contributed by the Member is One Million Two Hundred Thirty Two Thousand Four Hundred Eighty-Six and 00/100 (\$1,232,486.00) Dollars. This total includes the amounts from 2 and 3 above.


MARIA M. ARRAZOLA-HIRSCH

ARTICLE XII

EFFECTIVE DATE

The effective date of the Limited Liability Company is the date these Articles of Organization are filed with the State of Florida, Department of State, Division of Corporations.

The foregoing Articles of Organization of OAKLAND PARK APARTMENTS, L.L.C., a Florida limited liability company, have been executed by the undersigned at Coastal Tower - Suite 211, 2400 East Commercial Boulevard, Fort Lauderdale, FL 33308, on the date indicated below.

In accordance with Florida Statute §608.408(3) (2002), the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Date: Aug. 22nd, 2007


MARIA M. ARRAZOLA-HIRSCH, as Member

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments in the State of Florida, personally appeared MARIA M. ARRAZOLA-HIRSCH, who (_____) is personally known to me, or (✓) has produced Florida Driver's

License No. H620-541-52-836-0 as identification, and who did not take an oath.

Sworn to and subscribed by me on this 22nd day of August, 2007.

(AFFIX NOTARY
SEAL/STAMP)



Rebecca Schaeffer DeLisle
Commission #DD345756
Expires: Aug 10, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Rebecca Schaeffer DeLisle
Notary Public, State of Florida at Large

EXHIBIT "A"
TO
ARTICLES OF ORGANIZATION
OF
OAKLAND PARK APARTMENTS, L.L.C.,
A Florida Limited Liability Company

The real property contributed by the sole, initial Member as set forth in Article XI, Paragraph 3 herein, is more particularly described as follows:

The North 200 feet of Tract "B" of BONIELLO GARDENS 2nd ADDITION, according to the Plat thereof, as recorded in Plat Book 66, Page 29, of the Public Records of Broward County, Florida..

Also known as: 4075 NE 1st Avenue, Oakland Park, FL 33334
Broward County, Florida Property Identification No. 19222-27-04640

*****END OF DOCUMENT*****