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Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 617-6383

Effective Date

01/15/08

From:

Account Name : MORAITIS, COFAR & KARNEY
Account Number : I19990000033
Phone : (954) 563-4163
Fax Number : (954) 563-5488

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Victoria Court Development Company, L.L.C.

Certificate of Status	1
Certified Copy	1
Page Count	02
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January 16, 2008

FLORIDA DEPARTMENT OF STATE
Division of Corporations

MORAITIS COFAR & KARNEY

SUBJECT: VICTORIA COURT DEVELOPMENT COMPANY, L.L.C.
REF: W08000002582

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

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 January 15, 2008. Please amend your document accordingly.

If you have any further questions concerning your document, please call (850) 243-6855.

Tammy Hampton
Regulatory Specialist II
Registration/Qualification Section

FAX Aud. #: H08000012029
Letter Number: 808A00003397

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P.O BOX 6327 - Tallahassee, Florida 32314

Prepared by: William M. Karney, Esquire
Moraitis, Cofar, Karney & Moraitis
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304
Fax Audit No. (((H08000012029 3)))

Effective Date 01/15/08

ARTICLES OF ORGANIZATION

OF

VICTORIA COURT DEVELOPMENT COMPANY, L.L.C.

A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name: The name of the Limited Liability Company is:

VICTORIA COURT DEVELOPMENT COMPANY, L.L.C., a Florida Limited Liability Company.

ARTICLE II - Address: The mailing address and the street address of the principal office of the Limited Liability Company is:

1507 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

ARTICLE III - Registered Agent, Registered Office & Registered Agent's Signature:

The name and the Florida street address of the Registered Agent are:

William M. Karney, Esquire
915 Middle River Drive, Suite #506
Fort Lauderdale, Florida 33304

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Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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.

William M. Karney
William M. Karney, Registered Agent

ARTICLE IV - Management (Check box if applicable.):

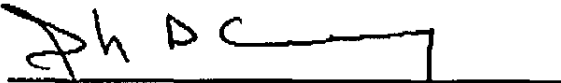
☐ The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.

ARTICLE V - Initial Managing Member: The initial Managing Member of the Limited Liability Company (and his mailing address) is:

Scott D. Coloney
1507 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

ARTICLE VI - Effective Date: The Effective Date of these Articles of Organization is January 15, 2008.

Signature of the Managing Member:



Scott D. Coloney

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

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Filing Fees:

\$100.00 - Filing Fee for Articles of Organization
\$ 25.00 - Designation of Registered Agent
\$ 30.00 - Certified Copy (optional)
\$ 5.00 - Certificate of Status (optional)

Prepared by: William M. Karney
Moraitis, Cofar, Karney & Moraitis
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304
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