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(Requestor's Name)

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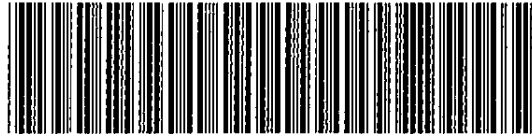
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. BRYAN

JUN 16 2009

EXAMINER

LAW OFFICES OF  
GERALD R. COLEN  
ATTORNEY AT LAW

GERALD R. COLEN

CAROLYN K. MOORE, Paralegal  
MARY PATRICIA JORDAN, Paralegal

7243 BRYAN DAIRY ROAD  
LARGO, FLORIDA 33777  
TELEPHONE (727) 545-8114  
TELEFAX (727) 545-8227

June 12, 2009

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

RE: Articles Of Organization of  
BOBCAT URBAN REALTY PARTNERS, LLC

To Whom It May Concern:

Pursuant to your instructions, enclosed please find the following:

1. Original and one copy of the Articles of Organization of BOBCAT URBAN REALTY PARTNERS, LLC;
2. Check made payable to Department of State in the sum of \$160.00 to cover the following:

\$ 100.00	Filing Fee (Limited Liability Company)
\$ 25.00	Designation of Registered Agent
\$ 30.00	Certified copy of Articles
\$ 5.00	Certificate of Status
<u>\$ 160.00</u>	

Please file the original of the enclosed documents and return a certified copy to the undersigned.

Yours very truly,

Gerald R. Colen

GRC/mpj  
Enclosures  
(09-282)

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
Of  
BOBCAT URBAN REALTY PARTNERS, LLC**

Pursuant to Chapter 608.401, Florida Statutes, as it may be amended from time to time, the undersigned does hereby establish BOBCAT URBAN REALTY PARTNERS, L.L.C., a limited liability company, pursuant to the terms of these Articles of Organization as set forth herein below:

**I. NAME OF LIMITED LIABILITY COMPANY**

The Name of this limited liability company shall be BOBCAT URBAN REALTY PARTNERS, L.L.C.

**II. MAILING ADDRESS AND STREET ADDRESS**

The street address and also the mailing address for this limited liability company shall be BOBCAT URBAN REALTY PARTNERS, L.L.C., in care of 105 – South Bradford Avenue, Tampa, Florida 33609.

**III. NAME AND ADDRESS OF REGISTERED AGENT**

The name and street address of the initial registered agent for service of process is as follows:

Richard Radtke  
105 – South Bradford Avenue  
Tampa, Florida 33609

**IV. STATEMENT OF MEMBER-MANAGEMENT**

The Member-Managers of the Limited Liability Corporation shall be


Richard Radtke  
105 – South Bradford Avenue  
Tampa, Florida 33609

AND

Jana Radtke  
105 – South Bradford Avenue  
Tampa, Florida 33609

The member managers shall, in their individual names hold fifty percent (50%) of the ownership interest in this LLC. The Member-Managers together shall have a total of 100% voting interest.

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## **V. PURPOSE OF LIMITED LIABILITY COMPANY**

The purpose of this limited liability company shall be to own and hold real property and develop it as may be determined by the Member Managers. The LLC shall also be entitled to sell and convey such real property and to engage in any and all matters generally permitted to limited liability companies by the laws of the State of Florida or the United States.

## **VI. POWERS**

This limited liability company shall have all of the powers that are set forth in Chapter 608.404, Florida Statutes as same may be amended from time to time. Additionally, the company shall have the requisite powers needed to own, hold, possess and develop real and personal property in the state of Florida. Provided however, any manager and/or any member and/or any member-manager shall not have any personal liability or obligation to any other member or to any creditor including any judgment creditor by reason of the execution of this document or by reason of the exercise of any of the powers provided for herein or provided in Chapter 608.401, et. seq., Florida Statutes, or provided for in any law of any State wherein the company is authorized to conduct business. No personal liability that may exist or that may accrue with regard to any member or member-manager shall attach to any property owned by this limited liability company.

## **VII. LIABILITY OF MEMBERS, MANAGERS**

Members, and member-managers of this limited liability company, shall not have nor shall they suffer any loss or damage or any liability for any action or cause of action permitted or occasioned by the actions or activities of this company.

## **VIII. AUTHORIZED REPRESENTATIVE**

The authorized representative of this limited liability company is Richard Radtke, in care of the address that is as provided hereinabove. Provided however, that the acts or actions of the authorized representative shall not subject any non-acting member or other party of or to this limited liability company, if any there be, to any joint and several liabilities for any reason whatsoever.

## **IX. NO JOINT AND SEVERAL LIABILITY**

No person named in these articles either individually or jointly as a member or as a member-manager or as an authorized representative or as the registered agent shall have any joint and several liability or liabilities for any of the acts or actions of this company or the acts or actions of any other person named herein. No person who may become a member or a member-manager or who may be appointed at some later date pursuant to

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the provisions of this document or pursuant to the Florida Limited Liability Company Act as manager, authorized representative or as registered agent shall have any joint and several liability or liabilities for any acts or actions of this company or the acts or actions of any other person named herein. No property, including any real property, tangible property or intangible property of whatsoever kind, nature and description and no matter where situated be it in the State of Florida or any other State of the United States, which may be owned individually or as a joint tenant with right of survivorship or as a tenancy in common or as an estate by the entireties by any member, member-manager, authorized representative or registered agent shall be subject to any action, cause of action, liability loss or damage by reason of the acts or actions of any other member, authorized representative or registered agent.

#### **X. RIGHT OF FIRST REFUSAL OF MEMBER-MANAGERS**

A member of this LLC shall NOT be entitled to sell, transfer or otherwise exchange or convey his or her or their interest or interests in this limited liability company without the express written consent of all other members and member managers, which consent may be withheld for any reason and within the sole, absolute and unfettered discretion of any member or member manager. Further, before any member or member manager shall be entitled to sell, transfer or otherwise convey his, her or their interest in the limited liability company to any person or entity, the interest of such member or member manager shall, and in fact must, first be offered to the remaining members or member manager at its fair market value. Fair market value shall be determined by any member or member manager who is not insolvent and who has not filed any bankruptcy proceedings or had bankruptcy proceedings filed against him or her or them. A sale, transfer, exchange or other form of transfer or conveyance shall be NOT valid unless there has been full compliance with this Right of First Refusal.

#### **XI. EFFECTIVE DATE**

The effective date of this Limited Liability Company is June 1st 2009 .

IN WITNESS WHEREOF, THE UNDERSIGNED not individually, but as member-managers of BOBCAT URBAN REALTY PARTNERS, L.L.C., a Florida limited liability company do set their hands and seals this 29<sup>th</sup> day of May, 2009.

BOBCAT Urban Realty Partners L.L.C.

By:  5/29/9

Richard Radtke  
Member Manager

By: 

Jana Radtke  
Member Manager


#### **ACCEPTANCE AND CERTIFICATION BY REGISTERED AGENT**

Pursuant to Chapter 608.415(2) F.S. the undersigned, Richard Radtke, having been appointed as registered agent for service of process by these Articles of

Organization hereby states that he has accepted his appointment as BOBCAT URBAN REALTY PARTNERS, L.L.C Registered Agent simultaneously with being appointed. The undersigned states that he is familiar with and accepts the obligations of the position of registered agent as provided for in Chapter 608 F.S.


  
Richard Radtke, Registered Agent

BEFORE ME, the undersigned notary public for the state of Florida, personally appeared, BOBCAT URBAN REALTY PARTNERS, L.L.C. by its member-manager Richard Radtke, well known to me, or who produced the following identification, to wit: \_\_\_\_\_ and he, under oath testified that the above and foregoing document was his true act and deed.

NOTARY PUBLIC-STATE OF FLORIDA  
 Christy L. Blackard  
Commission # DD492989  
Expires: NOV. 21, 2009  
Bonded Thru Atlantic Bonding Co., Inc.


  
Notary Public

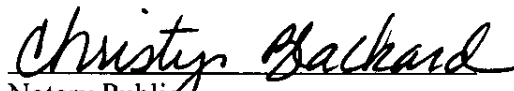
BEFORE ME, the undersigned notary public for the state of Florida, personally appeared, BOBCAT URBAN REALTY PARTNERS, L.L.C. by its member-manager Jana Radtke, well known to me, or who produced the following identification, to wit: \_\_\_\_\_ and she, under oath testified that the above and foregoing document was her true act and deed.

NOTARY PUBLIC-STATE OF FLORIDA  
 Christy L. Blackard  
Commission # DD492989  
Expires: NOV. 21, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

  
Notary Public

BEFORE ME, the undersigned notary public for the state of Florida, personally appeared Richard Radtke, BOBCAT URBAN REALTY PARTNERS, L.L.C Registered Agent well known to me and he, under oath, testified that he executed the above and foregoing document as his true act and deed.

NOTARY PUBLIC-STATE OF FLORIDA  
 Christy L. Blackard  
Commission # DD492989  
Expires: NOV. 21, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

  
Notary Public

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