

# L1000085508

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H10000181793 3)))



H10000181793ABC/

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

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

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305)634-3694  
Fax Number : (305)633-9696

*Corrected -  
Refiling  
8/13/10*

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

RECEIVED  
10 AUG 13 PM 12:34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.  
2600 WEST DAVIE ROAD MORTGAGE, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	06-5
Estimated Charge	\$155.00

C. LEWIS

AUG 16 2010

EXAMINER

2010 AUG 13 AM 10:34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

ARTICLES OF ORGANIZATION

2010 AUG 13 AM 10:34

OF

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2600 WEST DAVIE ROAD MORTGAGE, LLC

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges and immunities of limited liabilities companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of the limited liability company.

ARTICLE I

NAME, PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The name of the limited liability company shall be 2600 WEST DAVIE ROAD MORTGAGE, LLC, and its principal office and mailing address shall be located at 5059 NE 18<sup>th</sup> Avenue, Fort Lauderdale, Florida 33334, but it shall have the power and authority to establish branch offices at any other place or places as the manager or managers may designate.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. 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.
3. 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

Jeffrey D. Kastner, Esquire  
4474 Weston Road, PMB 122  
Davie, Florida 33331  
Telephone: 954-252-0555  
Florida Bar #263249

INC2600.W.DAVIERD.

-1-

company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize and in any manner dispose of the rights and property so acquired.

4. 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.

5. 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 persons or corporations 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 connection with or incidental to the agency, representation, or service, 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.

6. 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 III MANAGERS/EXERCISE OF POWERS**

The management of the limited liability company shall be vested pursuant to the Operating Agreement in a manager or managers, who shall be appointed by the members and who shall have the exclusive right to control and manage the limited liability company. The initial manager of the limited liability company will be **JEFFREY D. KASTNER of 5059 NE 18<sup>th</sup> Avenue, Fort Lauderdale, Florida 33334**. The members shall not take part in the management

and control of the limited liability company and shall have no power to bind the limited liability company.

#### ARTICLE IV MEMBERSHIP RESTRICTIONS

A member's interest in the limited liability company may be evidenced by a certificate of membership interest signed by the manager or managers, which may be assigned or transferred. The right to assign or transfer a member's interest in the limited liability company is limited by the provisions of the Operating Agreement.

#### ARTICLE V DURATION

This limited liability company shall exist until dissolved in a manner provided by law or by the approval of the manager or managers and the unanimous vote of the members of the limited liability company.

In the event of 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 have the right under the Operating Agreement to continue the business of the limited liability company.

#### ARTICLE VI INITIAL PRINCIPAL OFFICE AND RESIDENT AGENT

The address of the initial principal office of the limited liability company is **5059 NE 18<sup>th</sup> Avenue, Fort Lauderdale, Florida 33334.**

The name of the company's initial resident agent is **JEFFREY D. KASTNER**, whose business address is **5059 NE 18<sup>th</sup> Avenue, Fort Lauderdale, Florida 33334.**

The undersigned, being an original member and organizer of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of **2600 WEST DAVIE ROAD MORTGAGE, LLC**

**EXECUTED** by the undersigned at Davie, Florida on this the 12<sup>th</sup> day of August, 2010.

  
JEFFREY D. KASTNER

2010 AUG 13 AM 10:04  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

INC2600W.DAVERO.

-3-

#10000181793

**ACCEPTANCE OF RESIDENT AGENT  
DESIGNATED IN ARTICLES OF ORGANIZATION**

JEFFREY KASTNER, having been designated as the Resident Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Resident Agent pursuant to Florida Statute §608.407(d).

  
JEFFREY D. KASTNER

FILED  
2010 AUG 13 AM 10:34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

INC2000W.DAVERO.

-4-

#10000181793