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T. CLINE

SEP 29 2010

EXAMINER

LAW OFFICES  
**WARCHOL, MERCHANT & ROLLINGS, LLP**

A FLORIDA LIMITED LIABILITY PARTNERSHIP  
FEIN 59-2851736

**MARTHA S. WARCHOL**  
**WILLIAM C. MERCHANT**  
Certified Circuit Court Mediator  
Court Appointed Arbitrator  
**HARVEY ROLLINGS**  
Certified Circuit Court Mediator  
**MARK HOROWITZ, P.A.**  
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September 27, 2010

Corporate Records Bureau  
Division of Corporations  
Department of State  
2661 Executive Center Circle West  
Tallahassee, FL 32301

Attn: Corporate Division

RE: **Phil Deems Real Estate, LLC**  
**Our File No. 34079**

**VIA FEDERAL EXPRESS**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Dear Madam/Sir:

Enclosed herewith are the original and one (1) copy of the Articles of Organization of the above-referenced Limited Liability Corporation, together with a check in the amount of \$160.00, said check allocated as follows:

\$100.00	Filing Fee
\$ 25.00	Designation of Registered Agent
\$ 30.00	Certified Copy
\$ 5.00	Certificate of Status

Please return a certified copy of the Articles of Organization to this office.

Thank you for your cooperation in this matter.

Yours truly,



Harvey Rollings

HR/dmp  
Enclosures

## ARTICLES OF ORGANIZATION OF PHIL DEEMS REAL ESTATE, LLC

The undersigned, 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 liability companies for profit, has executed these Articles of Organization. I further declare that the following Articles shall serve as the Charter and authority of the conduct of business of the limited liability company.

### ARTICLE I NAME, PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The name of the limited liability company shall be **PHIL DEEMS REAL ESTATE, LLC**, and its mailing address and principal office shall be located at 2804 Del Prado Boulevard, Suite 202, in the City of Cape Coral, County of Lee, State of Florida but it shall have the power and authority to establish branch offices at any other place or places as the members 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 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, entity, and in this capacity or

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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 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 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 settlements 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 laws, lawfully carry on, exercise, or do.

### **ARTICLE III 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 members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

### **ARTICLE IV MANAGEMENT**

This Limited Liability Company shall be managed by one Manager. The name and address of said person who shall serve until the first annual meeting of the members or until his successor is elected and qualified is as follows:

Phil Deems  
2804 Del Prado Boulevard  
Suite 202  
Cape Coral, FL 33904

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TALLAHASSEE, FLORIDA

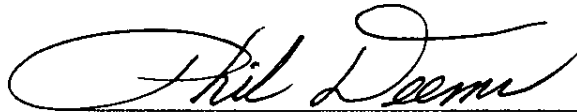
**ARTICLE V  
DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE VI  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 2804 Del Prado Boulevard, Suite 202, City of Cape Coral, County of Lee, State of Florida and the name of the company's initial registered agent at that address is Phil Deems.

IN WITNESS THEREOF, the undersigned has executed these Articles of Organization on behalf of the Company this 27 day of September, 2010.



Phil Deems

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

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, F.S.



Phil Deems, Registered Agent's Signature

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