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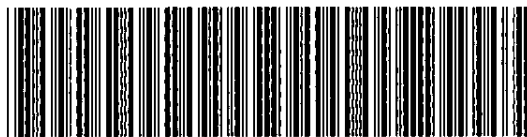
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EXAMINER



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DEPT. OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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CORPDIRECT AGENTS, INC. (formerly CCRS)
515 EAST PARK AVENUE
TALLAHASSEE, FL 32301
222-1173

FILING COVER SHEET
ACCT. #FCA-14

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CONTACT: KATIE WONSCH

DATE: 06/23/2011

REF. #: 000169.150266

CORP. NAME: VICTORIA PARK ASSOCIATES, L.L.C.

- | | | |
|--|---|---|
| <input type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input checked="" type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | | |
| <input type="checkbox"/> OTHER: | | |

STATE FEES PREPAID WITH CHECK# 540331 **FOR \$** 125.00

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

_____ **COST LIMIT: \$** _____

PLEASE RETURN:

- | | | |
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| <input type="checkbox"/> CERTIFICATE OF STATUS | | |

Examiner's Initials

**ARTICLES OF ORGANIZATION
OF
VICTORIA PARK ASSOCIATES, L.L.C.**

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DIVISION OF CORPORATIONS
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The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes for the purpose of forming a limited liability company, under the laws of the State of Florida, do hereby set forth the following:

**ARTICLE I
NAME**

The name of the limited liability company is:

VICTORIA PARK ASSOCIATES, L.L.C.

**ARTICLE II
PERIOD OF DURATION**

The period of duration of the limited liability company shall be from the date of filing these Articles of Organization until the dissolution of the limited liability company pursuant to provisions of the Florida Limited Liability Company Act.

**ARTICLE III
PURPOSE**

The purpose for which the limited liability company is organized is to engage in the investment in real estate including but not limited to the purchase, sale and rental of real estate and any and all other business and activities permitted by the laws of the State of Florida within and without the State of Florida. The limited liability company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

ARTICLE IV
ADDRESS OF PLACE OF BUSINESS

The mailing address, and the place of business in Florida, is:

2405 Fryer Point, Fort Lauderdale, FL 33305.

ARTICLE V
REGISTERED AGENT

The name and address of the initial registered agent in Florida of the limited liability company is:

BRUCE M. GOTTLIEB, ESQ., 125 North 46 Avenue, Hollywood, FL 33021.

ARTICLE VI
ADDITIONAL CONTRIBUTIONS

The total additional contributions, if any, agreed to be made by all members and the times at which, or the events happening of which, that shall be made are as follows: No total additional contributions have been agreed to at the date of filing these Articles of Organization. Additional contributions, if any, will be made upon agreement by a minimum of 51% of the members by ownership interest and not by number of members of the limited liability company, and in accord with Chapter 608 Florida Statutes.

ARTICLE VII
MEMBERS

The initial members of the Organization are:

TERESA D. SANTOS

PETER J. SHULMAN

Members may admit additional members in accordance with the Operating Agreement as adopted by the members.

ARTICLE VIII
CONTINUITY OF BUSINESS

The business of the limited liability company shall continue until the limited liability company is dissolved by applicable statute or in accordance with the Operating Agreement as adopted by the members.

ARTICLE IX
MANAGEMENT

The limited liability company is to be managed by its managers. The name and address of the initial managers of the limited liability company are as follows:

NAME:

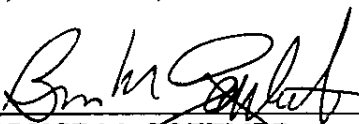
ADDRESS:

TERESA D. SANTOS	405 Fryer Point, Fort Lauderdale, FL 33305
PETER J. SHULMAN	405 Fryer Point, Fort Lauderdale, FL 33305

The initial managers shall serve until their successor is elected and qualifies.

I AM HEREBY FAMILIAR WITH AND ACCEPT THE DUTIES
AND RESPONSIBILITIES AS REGISTERED AGENT FOR SAID
CORPORATION.

EXECUTED at Hollywood, Florida, on June 21, 2011.



BRUCE M. GOTTLIEB
Authorized Representative/
Registered Agent

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing Articles of Organization were acknowledged before me on
June 21, 2011, by BRUCE M. GOTTLIEB, as Authorized Representative/Registered Agent of
VICTORIA PARK ASSOCIATES, L.L.C., a Limited Liability Company to be formed, who
is personally known to me or who has produced his Florida Drivers License as identification
and who did take an oath.

NOTARY PUBLIC:

Sign: Carole Campisi
Print: Carole Campisi
My Commission Expires:

