

**L140000451973**

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.**

((H140000451973)))



H140000451973ABC+

**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 : LAZARUS CORPORATE FILING SERVICE, INC.  
Account Number : I20000000019  
Phone : (305) 552-5973  
Fax Number : (305) 220-1440

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

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

**FLORIDA LIMITED LIABILITY CO.  
FLEISHMAN PROPERTIES IV, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

RECEIVED

14 FEB 25 PM 4:47

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2014 FEB 25 A 9:05

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

B. BOSTICK

FEB 26 2014

EXAMINER

H14000045197

**ARTICLES OF ORGANIZATION  
OF  
FLEISHMAN PROPERTIES IV, LLC.**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 605, hereby makes, acknowledges, and files the following Articles of Organization.

**ARTICLE 1 - NAME**

The name of the limited liability company shall be **FLEISHMAN PROPERTIES IV, LLC.** ("Company").

**ARTICLE 2 - ADDRESS**

The principal place of business of the Company in Florida shall be: 1177 NW 81<sup>st</sup> Street, Miami, FL 33150 and the mailing address shall be: 1177 NW 81<sup>st</sup> Street, Miami, FL 33150.

**ARTICLE 3 - EFFECTIVE ADDRESS**

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

**ARTICLE 4 - DURATION**

Subject to the provisions of Article 8, the Company's existence shall terminate no later than 99 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE 5 - PURPOSES AND POWERS**

The general purpose for which the Company is organized is to own real property as well as conduct lawful business within the State of Florida and elsewhere. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT**

The initial address of registered office of this Company is: 1111 Kane Concourse, Suite 400, Bay Harbor Islands, FL 33154. The name and address of the registered agent of this Company is Barry T. Shevlin, Esq., whose address is 1111 Kane Concourse, Suite 400, Bay Harbor Islands, FL 33154.

**ARTICLE 7 - ADMISSION OF NEW MEMBERS**

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

H14000045197

H14000045187

ARTICLE 8 - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least one remaining member.

ARTICLE 9 - MANAGEMENT

The Company shall be managed by a manager or manager(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names of all such manager(s) who is/are to serve as manager(s) is/are:

Managing Member:

ROY FLEISHMAN

whose addresses shall be the same as the principal office of the Company.

ARTICLE 10 - INDEMNIFICATION

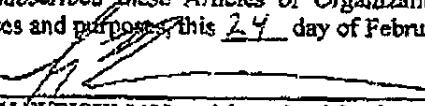
The Company shall indemnify managers and officers of the Company who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the manager or officer was a party because the manager or officer is or was a manager or officer of the Company against reasonable attorney fees and expenses incurred by the manager or the officer in connection with the proceeding. The Company may indemnify an individual made a party to a proceeding because the individual is or was a manager, officer, employee or agent of the Company against liability if authorized in the specific case after determination, in the manner required by the member(s), that indemnification of the manager, officer, employee or agent, as the case may be, is permissible in the circumstances because the manager, officer, employee or agent has met the standard of conduct set forth by the member(s). The indemnification and advancement of attorney fees and expenses for managers, officers, employees and agents of the Company shall apply when such persons are serving at the Company's request while a manager, officer, employee or agent of the Company, as the case may be, as a manager, officer, partner, trustee, employee or agent of another foreign or domestic Company, partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Company. The Company also may pay for or reimburse the reasonable attorney fees and expenses incurred by a manager, officer, employee or agent of the Company who is a party to a proceeding in advance of final disposition of the proceeding. The Company also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a manager, officer, employee or agent of the Company, whether or not the Company would have power to indemnify the individual against the same liability under the law. All references in these Articles of Organization are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Organization shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a manager, officer, employee or agent of the Company or the ability of the Company otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary

H14000045187

H14000045197

to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All references in these Articles of Organization to "manager", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.

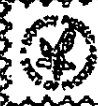
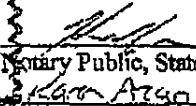
IN WITNESS WHEREOF, the undersigned, an authorized representative of the members, has made and subscribed these Articles of Organization in Miami-Dade County, Florida, for the foregoing uses and purposes, this 24 day of February 2014.

  
ROY FLEISHMAN, as Managing Member

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss.

BEFORE ME, the undersigned authority, this 24 day of February 2014, personally appeared ROY FLEISHMAN, as managing member of FLEISHMAN PROPERTIES IV, LLC., who is personally known to me, and after being duly sworn on oath, depose and said he has fully read and understood the foregoing Articles of Organization for: FLEISHMAN PROPERTIES IV, LLC., and he has executed same knowingly and voluntarily for the purposes expressed therein.

SWORN TO AND SUBSCRIBED before me this 24 day of February 2014.

 Notary Public, State of Florida  
Karen Azari  
My Commission EE 852582  
Expires 11/19/2018  
  
Notary Public, State of Florida  
Karen Azari  
Printed Name

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

Barry T. Shevlin, Esq., having a business office identical with the registered office the Company named above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under Section 605, Florida Statutes and other applicable Florida Statutes.

  
BARRY T. SHEVLIN, ESQ.

DATED this 24<sup>th</sup> day of February 2014.

FILED  
2014 FEB 25 A 9:05  
NOTARY PUBLIC STATE OF FLORIDA

H14000045197



February 25, 2014

FLORIDA DEPARTMENT OF STATE

Division of Corporations

LAZARUS CORPORATE FILING SERVICE, INC.

SUBJECT: FLEISHMAN PROPERTIES IV, LLC  
REF: W14000012134

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

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes. The proper form is enclosed for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Barbara Bostick  
Regulatory Specialist II

FAX Aud. #: H14000045197  
Letter Number: 814A00004116

RECEIVED  
14 FEB 25 PM 4:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED  
2014 FEB 25 A 9:05  
TALLAHASSEE, FLORIDA

P.O. BOX 6327 - Tallahassee, Florida 32314