

L16000031639

(Requestor's Name)

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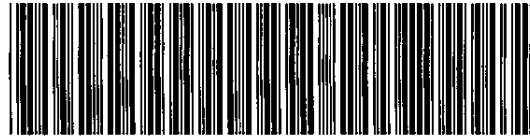
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02-16-14

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**February 2, 2016**

**Via Federal Express**

**Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301**

**Reference: CJB FLORIDA PARTNERS, LLC**

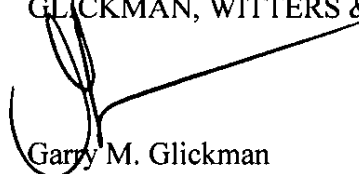
**Gentlemen:**

We are enclosing one original and a duplicate copy of the Articles of Organization for the above referenced proposed company together with a Designation of Registered Agent and Acceptance of Designation. The duplicate copy of the Articles have been subscribed and acknowledged by the subscriber in the same manner as the original.

Please endorse your approval of the Articles of Organization on the duplicate copy, certify and return it to us. Enclosed is our check in the amount of \$125.00 for the filing of these documents

**Sincerely,**

**GLICKMAN, WITTERS & MARELL, P. A.**

  
Garry M. Glickman

**GMG:sn  
Enclosures (as noted above)**

**ARTICLES OF ORGANIZATION**

**OF**

**CJB FLORIDA PARTNERS, LLC**

The undersigned authorized representative hereby forms a limited liability company under the laws of the State of Florida:

ARTICLE I

COMPANY NAME

The name of this company is:

**CJB FLORIDA PARTNERS, LLC**

ARTICLE II

COMMENCEMENT

The existence of the Company shall commence on February 2, 2016, the date of signing hereof, provided that same shall be filed with the Florida Secretary of State within the time authorized by Statute.

ARTICLE III

MAILING ADDRESS AND STREET ADDRESS OF THE COMPANY

The mailing address and the street address of the principal office of the limited liability company is 207 Killane Drive, Jupiter, FL 33458.

ARTICLE IV

REGISTERED AGENT AND REGISTERED AGENT'S ADDRESS

The Registered Agent and the street address of the Registered Agent of this Company in the State of Florida shall be:

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SECRETARY OF FLORIDA

Garry M. Glickman  
1601 Forum Place, Suite 1101  
West Palm Beach, Florida 33401

ARTICLE V

INITIAL MANAGER

The Initial Manager of the Company shall be:

Cheryl Beyer  
207 Killane Drive  
Jupiter, FL 33458

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CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

The Initial Manager shall be responsible for the management of the Company, and shall have the full right, power and authority to manage, direct and control all of the business and affairs of the company and to transact business on its behalf, including the authority to execute any instrument transferring, encumbering or in any way involving real property related to the Company.

Notwithstanding the foregoing, the Manager shall have the absolute authority to subcontract any management functions of the Company in her sole and absolute discretion.

ARTICLE VI

DISSOLUTION

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member shall not dissolve the Company as long as there remains in existence one (1) member. The Company shall dissolve only as provided in the Operating Agreement of the Company or pursuant to Florida Statute §605.

## ARTICLE VII

### RIGHTS, LIABILITIES AND OBLIGATIONS OF MEMBERS

7.1 Liability of Members: No Member shall be personally liable for the expenses, liabilities, debts or obligations of the Company, unless otherwise provided pursuant to Florida Statute §605.

7.2 Return of Capital: No Member shall have the right to demand the return of his/her/its contribution to capital except as provided in the Company's Operating Agreement then in existence.

7.3 Non-Assignability of Membership Interest:

a) No Member may assign his/her Company interest in whole or in part without the express written consent of 100% of the Company's members, including the member attempting to assign his/her interest.

b) The assignee of a member's interest shall have no right to participate in the management of the business and affairs of the Company:

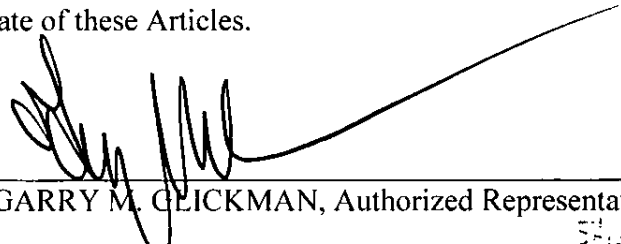
i) without the express written consent of 100% of the members of the limited liability company including the member assigning the limited liability interest, and

ii) as provided in the Operating Agreement, and

iii) in compliance with any procedure provided for in the Operating Agreement.

c) No interest of any member shall be subject to forced assignment by any court of law.

IN WITNESS WHEREOF, the undersigned Authorized Representative has executed the Articles of Organization, this 2nd day of February, 2016 and affirms that the Company has at least one member as of the effective date of these Articles.

  
GARRY M. GLICKMAN, Authorized Representative

STATE OF FLORIDA                    ]  
  ] ss:  
COUNTY OF PALM BEACH        ]

The foregoing instrument was acknowledged before me this 2nd of February, 2016, by Garry M. Glickman, Authorized Representative of the afore-described Articles of Organization, who is personally known to me and did not take an oath.

NOTARY PUBLIC:

SIGN 

PRINT Suzette L. Novay

STATE OF FLORIDA AT LARGE (SEAL)

MY COMMISSION EXPIRES:



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