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LONGWOOD, FLORIDA 32779

(407) 774-1040 - (407) 774-1041 FAX

MEMO

Return to
R/W F&A

DATE: January 15, 1996
TO: ATTORNEY'S TITLE INSURANCE FUND
FROM: CHRISTOPHER A. ANSELMO
SUBJECT: FILING OF CORPORATE DOCUMENTS

EFFECTIVE DATE
1-15-96

200001690432
-01/17/96--01033--005

****293.75 ****293.75

ENCLOSED ARE THE ARTICLES OF ORGANIZATION, AFFIDAVIT OF CAPITAL CONTRIBUTIONS, CERTIFICATE OF DESIGNATION FOR REGISTERED AGENT, AND THE FILING FEES OF \$293.75 FOR ESCALATING ESTATES, L.C.

PLEASE, FILE THESE DOCUMENTS WITH THE SECRETARY OF STATE ASAP AND RETURN THE FILED MARKED DOCUMENTS TO US.

PLEASE, NOTE, THAT A CERTIFICATE OF STATUS HAS BEEN REQUESTED.

OUR ACCOUNT NUMBER IS 17284.

THANK YOU.

RECEIVED
96 JAN 16 PM 2:48
DIVISION OF CORPORATION
FILED
96 JAN 16 PM 3:32
SECRETARY OF STATE
TALLAHASSEE, FL 32302



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FLORIDA DEPT OF STATE
DIVISION OF CORPORATIONS
PO BOX 6327
TALLAHASSEE FL 32314

Date: 1/15/96

File: Escalating Estates

The following document(s) are enclosed for recording/filing with your office:

<input checked="" type="checkbox"/> Affidavit <u>of Membership + Capital Contrib</u>	_____ pages	\$ _____
<input type="checkbox"/> Assignment	_____ pages	\$ _____
<input checked="" type="checkbox"/> Certificate <u>of Designation of Registered Agent</u>	_____ pages	\$ <u>35.00</u>
<input type="checkbox"/> Claim of Lien	_____ pages	\$ _____
<input type="checkbox"/> Deed for \$ _____	_____ pages	\$ _____
Documentary Stamp Taxes		
<input type="checkbox"/> DR-219	_____ pages	\$ _____
<input type="checkbox"/> Easement	_____ pages	\$ _____
<input type="checkbox"/> Judgment	_____ pages	\$ _____
<input type="checkbox"/> Memorandum _____	_____ pages	\$ _____
<input type="checkbox"/> Mortgage for \$ _____	_____ pages	\$ _____
Documentary Stamp Taxes		
<input type="checkbox"/> Notice of Commencement	_____ pages	\$ _____
<input type="checkbox"/> Notice to Lienors	_____ pages	\$ _____
<input type="checkbox"/> Option	_____ pages	\$ _____
<input type="checkbox"/> Release _____	_____ pages	\$ _____
<input type="checkbox"/> Satisfaction	_____ pages	\$ _____
<input type="checkbox"/> Subordination	_____ pages	\$ _____
<input type="checkbox"/> UCC-1	_____ pages	\$ _____
<input type="checkbox"/> UCC-3	_____ pages	\$ _____
<input checked="" type="checkbox"/> <u>ARTICLES OF ORGANIZATION</u>	_____ pages	\$ <u>250.00</u>
<input checked="" type="checkbox"/> <u>Certificate of STATUS</u>	_____ pages	\$ <u>8.75</u>
<input type="checkbox"/> _____	_____ pages	\$ _____
TOTAL		\$ <u>293.75</u>

REQUEST

Enclosed is check # 3305 for the total fees due. Please, return file marked copies to us.

EFFECTIVE DATE
1-15-96

*Articles of Organization of
Escalating Estates, L.C.*

FILED
96 JAN 16 PM 3:32
SECRETARY OF STATE
TALLAHASSEE, FL 32399

ARTICLE I. NAME: The name of this Limited Liability Company is Escalating Estates, L.C. ("Company").

ARTICLE II. DURATION: The Company shall exist for a period of not more than 30 years commencing on the Effective Date. If January 15, 1996, is within five business days prior to the date of filing with the Department of State, then January 15, 1996, shall be the "Effective Date." If January 15, 1996, is after the date of filing with the Department of State, then January 15, 1996, shall be the Effective Date; otherwise, the date of filing with the Department of State shall be the Effective Date.

ARTICLE III. ADDRESS: The mailing address and the street address of the Company's principal office is 2901 West S.R. 434, Suite 111, Longwood, FL 32779.

ARTICLE IV. REGISTERED AGENT AND OFFICE: The name and address of the initial registered agent is: Christopher A. Anselmo, 2901 West S.R. 434, Suite 111, Longwood, FL 32779.

ARTICLE V. CLASSES OF MEMBERSHIPS: There shall be two classes of memberships as follows:

- A. **Class A:** The Company is authorized to issue 100,000 Class A membership certificates. Class A members shall be entitled to vote on all issues.
- B. **Class B:** The Company is authorized to issue 100,000 Class B membership certificates. Class B members shall have no voting rights, unless otherwise set forth in the Regulations.

ARTICLE VI. ADMISSION OF NEW MEMBERS: No person may be admitted as a member, unless each Class A member consents, in writing, to the admission of the additional member.

ARTICLE VII. CONTINUITY OF LIFE: In the event of the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of an event which terminates the continued membership of a member in the Company, the remaining Class A members of the Company shall have the right to continue the business of the Company if they unanimously agree to continue. The remaining Class A members must agree, within 60 days from the date of such event, to continue; otherwise the Company shall be dissolved and liquidated.

ARTICLE VIII. MANAGEMENT: The Company shall be managed by a Board of Managers consisting of at least one Manager, to be elected annually by the Class A members. Initially, the Company shall be managed by Christopher A. Anselmo, 2901 West S.R. 434, Suite 111, Longwood, FL 32779, until the first meeting of the Class A members, or until his successor is elected.

ARTICLE IX. SHARING IN PROFITS AND LOSSES: The allocation of income, gain, loss, profit, credits, or similar items shall be allocated based on a member's percentage ownership of membership certificates, and not based on a member's relative capital account.

ARTICLE X. DISTRIBUTION OF PROFITS: Distribution to the members of the net profits of the Company shall be made at least annually, except that net profits and prior earnings may be retained by the Company and transferred to the member's capital accounts for the reasonable needs of the business as determined in the sole and absolute discretion of the Board of Managers.

ARTICLE XI. TRANSFERABILITY OF MEMBER'S INTEREST: A member's interest in the Company is not assignable in whole or in part, unless two-thirds of the non-assigning Class A members consent to the assignment. An assignment of a member's interest in the Company does not dissolve the Company or entitle the assignee to become or to exercise any rights or powers of a member. An assignment entitles the assignee to share in the profits and losses of the Company, to receive such distribution(s), and to receive such allocation of income, gain, loss, or credit or similar item to which the assignor was entitled, to the extent assigned. A member ceases to be a member and ceases to have the power to exercise any rights or powers of a member upon assignment of his entire interest in the Company. The mere consent to the assignment, without more, does not automatically make the assignee a member. An assignee may become a member only if two-thirds of the Class A members consent to the assignee becoming a member.

ARTICLE XII. AMENDMENTS: The power to adopt, alter, amend, or repeal (collectively, "amendments") these Articles and the Regulations of the Company shall be reserved to the Board of Managers by a two-thirds vote. Such amendments shall be duly signed by all of the Managers, and filed with the Secretary of the State of Florida. All members of the Company agree to abide by these Articles, the Regulation, and any amendments thereto, and agree to sign such for the purpose of filing with the Secretary of the State of Florida, if such signatures are necessary.

In Witness Whereof, the undersigned has executed this instrument as January 15 1996.

Christopher A. Anselmo, Manager
Christopher A. Anselmo, Member and Initial Manager

**Affidavit of Membership and
Capital Contributions**

(F.S. §608.407(2))

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared, **Christopher A. Anselmo**, the initial Manager of **Escalating Estates, L.C.**, a Florida limited liability company ("Company"), after being first duly sworn, deposes and says:

- 1) The Company has at least two members.
- 2) The amount of cash and a description and agreed value of property other than cash contributed by the members is:

Cash	\$ <u>1000.00</u>
Office Furniture & Equipment	\$ _____

- 3) The amount anticipated to be contributed by the members is: \$ - 0 -

Under the penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true to the best of my knowledge and belief.

Escalating Estates, L.C.,
a Florida limited liability company

Christopher A. Anselmo, Manager
By: Christopher A. Anselmo, Initial Manager

Sworn to and subscribed before me on January 15, 1996, by Christopher A. Anselmo, as the initial manager of Escalating Estates, L.C., a Florida limited liability company on behalf of the limited liability company. Said person is known to me, or who has produced _____ as identification.

Denise L. Dickman

Notary Public:	DENISE L. DICKMAN
My Commission Expires:	Notary Public, State of Florida My Comm. Expires May 31, 1998
My Commission Number is:	No. CC 376607 Bonded thru Official Notary Service

**Certificate of Designation
Registered Agent and Registered Office**

Pursuant to the provisions of §608.415, Florida Statutes, the undersigned limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is: Esculating Estates, L.C.
2. The name and street address of the registered agent and office is:

Christopher A. Anselmo, 2901 West S.R. 434, Suite 111, Longwood, FL 32779

By: *CA Anselmo*
Name: Christopher A. Anselmo, Initial Manager
Date: 1/15/96

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION 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.

CA Anselmo
Name: Christopher A. Anselmo, Registered Agent
Date: 1/15/96

FILED
96 JAN 16 PM 3:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA