

L 97 000000042

Berry Walker

Requestor's Name

235 S. Maitland Ave 216

Address

Maitland Fl. 32751

City/State/Zip

Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Island of Marina Point Harbor
(Corporation Name) (Document #)

2. Development, L.C.
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

407 644-6535

☐ Certified Copy

☐ Photocopy

☐ Certificate of Status

FILED
97 JAN 2 AM 8:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOCUMENTS	
<input checked="" type="checkbox"/> Limited Liability	Change of Registered Agent
<input type="checkbox"/> Domestication	Dissolution/Withdrawal
<input type="checkbox"/> Other	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

200002044932--6
-01/03/97--01119--001
***285.00 ***285.00

Berry Walker GAVE
AUTHORIZATION BY PHONE TO
CORRECT \$375,000.00
DATE 1/19/97
O.C. EXAM BSB

FILED

**ARTICLES OF ORGANIZATION
OF
ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C.**

97 JAN -2 AM 8:23

The undersigned Organizers/Organizing Members to these Articles of Organization, hereby form a limited liability company under the laws of the State of Florida and Chapter 608 of the Florida Statutes.

ARTICLE I - NAME

The name of the limited liability company shall be ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company.

ARTICLE II - DURATION

The period of the limited liability company's existence shall be perpetual.

ARTICLE III - PRINCIPAL OFFICE OF CORPORATION

The mailing address and the street address of the principal office of the principal office of the limited liability company shall be:

1399 West State Road 434
Longwood, Florida 32750

ARTICLE IV - NAME AND STREET ADDRESS OF REGISTERED AGENT

The name and street address of the initial registered agent in the state of Florida for the limited liability company shall be:

Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER AND ASSOCIATES, ATTORNEYS, P.A.
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751

ARTICLE V - NATURE OF BUSINESS

This limited liability company may engage in or transact any and all lawful activities or business permitted under Chapter 608 of the Florida Statutes, the laws of the United States, the State of Florida, or any other state, county, territory or nation.

ARTICLE VI - RIGHTS OF MEMBERS TO ADMIT ADDITIONAL MEMBERS

The Organizing Members of this limited liability company, whom are signatories to these Articles of Organization, have the right to admit additional members to the limited liability company in their sole discretion, upon the unanimous consent of the Organizing Members of this limited liability company.

ARTICLE VII

RIGHT TO CONTINUE BUSINESS OF THE LIMITED LIABILITY COMPANY UPON THE DEATH, RETIREMENT, RESIGNATION, EXPULSION, BANKRUPTCY OR DISSOLUTION OF A MEMBER OR THE OCCURRENCE OF ANY OTHER EVENT WHICH TERMINATED THE CONTINUED MEMBERSHIP OF A MEMBER IN THE LIMITED LIABILITY COMPANY

A. Right of Substitution. The right of a Member to substitute an assignee as contributor in his or her place, and the terms and conditions of the substitution are as follows:

1. A fully executed and acknowledged written instrument of assignment must be filed with the Organizing Members setting forth the intention of the assignor that the assignee become a Member in his or her place;

2. The assignor and the assignee must execute and acknowledge such other instruments as the Organizing Members may deem necessary or desirable to effect such admission, including the written acceptance and adoption by the assignee of the provisions of the Articles of Organization and a written opinion of counsel that the assignment does not violate any provision of federal, state or local law, ordinance, rule or code section, or any provision of the Articles of Organization;

3. A reasonable transfer fee shall have been paid to the limited liability company; and

4. The written consent of the Organizing Members to the substitution must be obtained, the denial of which is in the sole and absolute discretion of the Organizing Members.

B. Admission of Additional Members. The Organizing Members of this limited liability company have the right to admit additional Members in their sole discretion, upon the unanimous consent of the Organizing Members.

C. Termination of Membership of a Member. The membership of a Member in this limited liability company may only be terminated upon the occurrence of any of the following events: death, retirement, resignation, expulsion by unanimous consent of the remaining Members of the limited liability company, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a Member of this limited liability company. Upon the termination of a Member's membership in this limited liability company, the Organization shall, within 120 days following such termination, pay the fair market value of the terminated Member's interest in the limited liability company, to the Member, the Member's successors, heirs and/or assigns, as the case may be.

D. Right to Continue Business. All of the remaining Members of this limited liability company may elect to continue the business of

this limited liability company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a Member of this limited liability company, upon the vote of a majority of the remaining Members of this limited liability company.

COURT VIII - MANAGEMENT OF THE ORGANIZATION

This limited liability company shall be managed by a manager, whose name and address is:

Michael E. Murray
1399 West State Road 434
Longwood, Florida 32750

-and-

Bay Holding Group, L.C.,
a Mass. limited liability company
1399 West State Road 434
Longwood, Florida 32750

Michael E. Murray and Bay Holding Group, L.C. shall serve jointly and collectively as the managers of the limited liability company until the first annual meeting of the members or until their successors are elected and qualify.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 27 day of DECEMBER, 19 96.

ORGANIZING MEMBERS:

BAY HOLDING GROUP, L.C.:

MURRAY FAMILY TRUST:

By: Lee T. Rabinovich
Name: BAY HOLDING GROUP LLC
Title: MEMBER

By: Michael E. Murray
Name: MICHAEL E. MURRAY
Title: MANAGER

STATE OF: Florida
COUNTY OF: Orange

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 30 day of December, 1996, by Michael E. Mueser, who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.



CONNIE LEE HANSON
MY COMMISSION # CC317605 EXPIRES
October 30, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

Connie Lee Hanson
NOTARY PUBLIC

(typed-printed or stamped name of Notary)
My Commission Expires:

STATE OF: Florida
COUNTY OF: Orange

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 30 day of December, 1996, by IRAT. RAKATANSKY, who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced driver license as identification.



CONNIE LEE HANSON
MY COMMISSION # CC317605 EXPIRES
October 30, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

Connie Lee Hanson
NOTARY PUBLIC

(typed-printed or stamped name of Notary)
My Commission Expires:

DESIGNATION OF AND ACCEPTANCE BY REGISTERED AGENT

The following is submitted in compliance with the laws of the State of Florida, Chapter 608 of the Florida Statutes. **ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C.**, a Florida limited liability company, organizing under the laws of the State of Florida with its principal office located at 1399 West State Road 434, Longwood, Florida 32750, has named Berry J. Walker, Jr., whose address is 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751, as its Agent to accept service of process within this State.

ACCEPTANCE:

I, Berry J. Walker, Jr., agree to act as the Registered Agent of **ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C.**, a Florida limited liability company, and I agree to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law. I am familiar with, and accept the obligations of the position of Registered Agent of **ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C.**, a Florida limited liability company.

Berry J. Walker, Jr.

Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER AND ASSOCIATES, ATTORNEYS, P.A.
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751
Phone: (407) 644-6535
Fax: (407) 644-8369

FILED
97 JUN -2 AM 8:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 27 day of DECEMBER, 1996, by BERRY J. WALKER, JR., who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.

Connie Lee Hanson
NOTARY PUBLIC



CONNIE LEE HANSON
MY COMMISSION # CC317605 EXPIRES
October 30, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

(typed-printed or stamped name of Notary)
My Commission Expires:

AFFIDAVIT OF MEMBERSHIP WITH REGARD TO:
ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF SEMINOLE

Before me, the undersigned authority, personally appeared, Michael E. Murray, as trustee of MURRAY FAMILY TRUST, an Organizing Member of ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company, who, upon first being duly sworn according law, deposes and says:

1. My name is Michael E. Murray and I am over the age of twenty-one years, sui juris, and competent to make this affidavit from my own personal knowledge.

2. I am the trustee of MURRAY FAMILY TRUST, which is an Organizing Member of ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company.

3. There are two Organizing Members of ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company whose names and mailing addresses are as follows:

NAME OF ORGANIZING MEMBER	ADDRESS OF ORGANIZING MEMBER
MURRAY FAMILY TRUST	1399 WEST STATE ROAD 434 LONGWOOD, FLORIDA 32750
BAY HOLDING GROUP, L.C., a Mass. limited liability company	1399 WEST STATE ROAD 434 LONGWOOD, FLORIDA 32750

4. As of the date of the filing of this Affidavit, BAY HOLDING, L.C., a Mass. limited liability company, has contributed the sum of Twenty Five Thousand and 00/100 Dollars to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company. It is anticipated that this Organizing Member shall also contribute an additional sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company.

5. As of the date of the filing of this Affidavit, MURRAY FAMILY TRUST, has contributed real property located in Volusia County, Florida, which is more particularly known to the ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company. The agreed upon value of the property is Two Hundred Thousand and 00/100 Dollars (\$200,000.00). It is anticipated that this Organizing Member shall also contribute by way of assignment to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company, that certain

Contract for Sale and Purchase of Real Property located in Volusia County, Florida, a copy of which has been provided to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company, and the terms of which are more particularly known to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company. The agreed upon value of the contract being assigned to ISLAND OF MARINA POINT HARBOR DEVELOPMENT, L.C., a Florida limited liability company is Two Hundred Thousand and 00/100 Dollars (\$200,000.00)

6. This Affidavit is made for the purpose of complying with Chapter 608 of the Florida statutes regarding formation of a limited liability company.

FURTHER AFFIANT SAYETH NOT.

ORGANIZING MEMBER:

MURRAY FAMILY TRUST:

By: Michael E. Murray Trustee
Name: MICHAEL E. MURRAY TRUSTEE
Title: TRUSTEE

STATE OF: Florida
COUNTY OF: Orange

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 30 day of December, 1996, by Michael E. Murray, who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.

Connie Lee Hanson
NOTARY PUBLIC

(typed-printed or stamped name of Notary)
My Commission Expires:



CONNIE LEE HANSON
MY COMMISSION # CC317605 EXPIRES
October 30, 1997
BONDED THRU TROY F. H. INSURANCE, INC.