

700 EAST DANIA BEACH BOULEVARD  
DANIA, FLORIDA 33004-3090

29700000379

TELEPHONE

TELEPHONE (854) 820-2921  
FACSIMILE (854) 821-1247

Florida Secretary of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

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-03/31/97--01090--003  
\*\*\*\*285.00 \*\*\*\*285.00

**Greetings:**

Thank you for your assistance in this matter, and please feel free to contact me if you have any questions regarding same.

Very truly yours,

CHRISTOPHER J. RYAN

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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AND  
FILED

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## ARTICLES OF ORGANIZATION OF REAL PROPERTY ASSOCIATION, L.C.

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

### ARTICLE I

#### NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be REAL PROPERTY ASSOCIATION, L.C. and its principal office shall be located at 1608 South Dixie Highway, West Palm Beach, County of Palm Beach, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

### ARTICLE II

#### PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the

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purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### ARTICLE III

#### EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a majority vote of the members of the limited liability company.

### ARTICLE IV

#### MANAGEMENT

This limited liability company shall be managed by a manager or managers. The name and address of the persons who shall serve as the initial manager of the limited liability company until a

successor is elected and qualified is: CLEMENT C. MIMUN at 1608 South Dixie Highway, West Palm Beach, Florida.

## ARTICLE V

### MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by majority consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the majority consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on majority consent of the remaining members.

## ARTICLE VI

### CAPITAL CONTRIBUTIONS

Capital contributions in the amount of \$1000.00 cash shall be paid to the limited liability company by the two members in equal shares. Additional contributions will be made as required for investment purposes, as determined by the majority consent of the members. Members will make contributions in equal shares.

## ARTICLE VII

### PROFITS AND LOSSES

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits .

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in proportion to their ownership interest.

## ARTICLE VIII

### DURATION

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

## ARTICLE IX

### INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1608 South Dixie Highway, West Palm Beach, County of Palm Beach, State of Florida, and the name of the company's initial registered agent at that address is CLEMENT C. MIMUN.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of REAL PROPERTY ASSOCIATION, L.C.

Dated this 10th day of March, A.D., 1997.

  
CLEMENT C. MIMUN  
STEPHEN M. JOHNSON

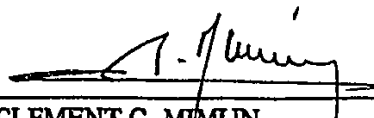
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TALLAHASSEE, FLORIDA

**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

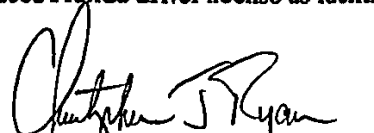
STATE OF FLORIDA       )  
COUNTY OF PALM BEACH)

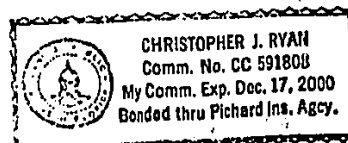
In compliance with FS § 608.407(2), the undersigned member or authorized representative of a member of REAL PROPERTY ASSOCIATION, L.C., deposes and says:

1. The limited liability company identified above has at least two members.
2. The total amount of cash contributed by the members is \$2000.00.
3. If any, the agreed value of property other than cash contributed by the members is \$0.00.
4. The total amount of cash or property anticipated to be contributed by the members is \$2000.00. This total includes the amounts from 2 and 3 above.

  
CLEMENT C. MIMUN

The foregoing instrument was acknowledged before me this 10th of March, 1997, by CLEMENT C. MIMUN on behalf of REAL PROPERTY ASSOCIATION, L.C., a limited liability company. He is personally known to me or has produced Florida driver license as identification.

  
Notary Public



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATEMENT DESIGNATING AGENT AND OFFICE

STATE OF FLORIDA       )  
COUNTY OF PALM BEACH)

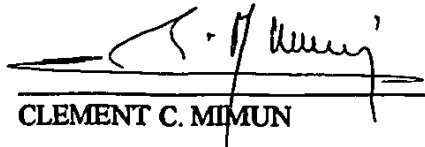
Pursuant to the provisions of Section 608.415 of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

*The name of the limited liability company is* REAL PROPERTY ASSOCIATION, L.C.

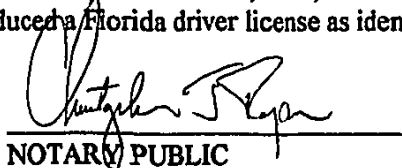
The name of the registered agent for REAL PROPERTY ASSOCIATION, L.C. is CLEMENT C. MIMUN and the street address of the company's principal office where the agent is located is 1608 South Dixie Highway, West Palm Beach, Palm Beach County, Florida.

This statement is to acknowledge that, as indicated above, REAL PROPERTY ASSOCIATION, L.C., has appointed me, CLEMENT C. MIMUN, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Dated this 10th day of March, 1997.

  
CLEMENT C. MIMUN

The foregoing instrument was acknowledged before me this 10th day of March, 1997, by CLEMENT C. MIMUN, on behalf of REAL PROPERTY ASSOCIATION, L.C., a limited liability company. He is personally known to me or has produced a Florida driver license as identification.

  
NOTARY PUBLIC

