

Woodward, Free & Lombardo, P.A.  
ATTORNEYS-AT-LAW

708  
CRAIG E. WOODWARD\*  
MARK J. WOODWARD  
ANTHONY J. PIPES, JR.  
CHRISTOPHER LOMBARDO  
STEVEN V. BLOUNT  
JOHN A. GARNER  
CARRIE POULOS-LADEMAN  
BURT L. SAUNDERS  
OF COUNSEL  
\*(BOARD CERTIFIED REAL ESTATE ATTORNEY)

May 21, 1998

Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

900002540369--3  
-05/29/98--01018--002  
\*\*\*\*293.75 \*\*\*\*293.75

Re: Articles of Organization for Branmar Company, L.C.

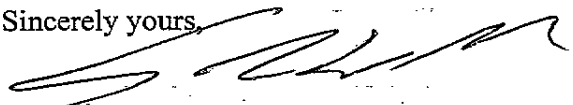
Dear Sirs:

Enclosed is an original and one (1) copy of the Articles of Organization and a check for

|                      |                       |                      |                      |   |
|----------------------|-----------------------|----------------------|----------------------|---|
| <u>    </u> \$285.00 | <u>  X  </u> \$293.75 | <u>    </u> \$337.50 | <u>    </u> \$346.25 | FILED<br>98 MAY 29 PM 4: 22<br>SECRETARY OF STATE<br>TALLAHASSEE, FLORIDA |
| Filing Fee,          | Filing Fee,           | Filing Fee,          | Filing Fee,          |   |
| & Registered         | Registered Agent      | Registered Agent     | Registered Agent     |   |
| Agent Designation    | Designation &         | Designation &        | Designation &        |   |
| Certificate          | Certified Copy        | Certified Copy       | Certificate          |   |

Should you have any questions, please feel free to contact me at (941) 394-5161.

Sincerely yours,



Craig R. Woodward

CRW:ach  
Enclosures

L98-708

|                   |    |
|-------------------|----|
| Name              | OK |
| Availability      | OK |
| Document Examiner | OK |
| Updater           | OK |
| Updater Verifier  | OK |
| Acknowledgment    | OK |
| W. P. Verifier    | OK |

PLEASE RESPOND TO: MARCO

606 BALD EAGLE DR., SUITE 500, P.O. BOX 1, MARCO ISLAND, FLORIDA 34146 (941) 394-5161 FAX (941) 642-6402  
PELICAN BAY 801 LAUREL OAK DR., SUITE 710, NAPLES, FLORIDA 34108 (941) 566-3131 FAX (941) 566-3161

**ARTICLES OF ORGANIZATION  
OF  
BRANMAR COMPANY, L.C.**

In order to form a Limited Liability Company pursuant to the Florida Limited Liability Company Act, Ch. 608 (the "Act"), we the undersigned hereby execute these Articles of Organization in accordance with the provisions of Section 608.407 of the Act and state that the statements set forth below as to the certain terms of the Limited Liability Company set forth herein are true and correct.

**I. NAME**

The name of the limited liability company is BRANMAR COMPANY, L.C.

**II. NATURE OF BUSINESS**

The limited liability company shall be for the purpose of owning, acquiring, subdividing, operating, developing, leasing, selling and managing real property located in Collier County, Florida, as well as all other purposes allowed by law. The company shall have all the powers outlined in F.S. 608.404 which may be necessary to effect the purposes set forth in these Articles.

**III. CONTRIBUTIONS**

3.1 See attached Affidavit of Membership and Contributions.

**IV. DURATION**

4.1 The duration of the limited liability company shall be deemed to have commenced as of the date of filing with the Department of State, and shall continue and be perpetual.

4.2 The duration of the Limited Liability Company shall not be affected by the death, retirement, resignation, expulsion, bankruptcy, dissolution of a member, or other termination of a member's membership in the absence of unanimous consent of the members.

**V. ADDRESS**

The initial address of the principal office<sup>mailing address</sup> of this limited liability company in the State of Florida is 939 S. Joy Circle, Marco Island, Florida 34145.

The managers may, from time to time, move the principal office to any other address in the State of Florida.

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## VI. MANAGEMENT

6.1 The management of this limited liability company shall be vested in two (2) managers. The initial managers shall serve until the first annual meeting of members or until their successor or successors are elected and qualify. The names and addresses of the initial managers are as follows:

Brant Becker            939 S. Joy Circle  
                                 Marco Island, Florida 34145

Mary Ann Becker       939 S. Joy Circle  
                                 Marco Island, Florida 34145

6.2 All managers shall be elected by the members annually. Members shall be entitled to vote that number of votes which equates to their percentage interest in the company. The total number of votes to be cast shall be two (2).

## VII. INITIAL MEMBERS AND ORGANIZERS

7.1 The initial members and organizers of the company and their addresses are as follows:

| <u>Names</u>   | <u>Addresses</u>                                 | <u>Percentage<br/>Interest in Co.</u> | <u>No. of Votes<br/>Allocated</u> |
|--|--|---------------------------------------|-----------------------------------|
| Brant Becker, Trustee of<br>the Brant Becker 1991 Trust          | 939 S. Joy Circle<br>Marco Island, Florida 34145 | 50%                                   | 1                                 |
| Mary Ann Becker, Trustee<br>of the Mary Ann Becker<br>1991 Trust | 939 S. Joy Circle<br>Marco Island, Florida 34145 | 50%                                   | 1                                 |

7.2 All transfers or assignments shall be permitted. However, if all other members of the limited liability company, other than the member proposing to dispose of his or its interest, do not approve the proposed transfer or assignment by unanimous written consent, the transferee of the interest of the member shall have no right to participate in the management of the business and affairs of the limited liability company or to become a member. The transferee shall be entitled to receive only the share of profits or other compensation by way of income and the return of contributions to which that member otherwise would be entitled.

## VIII. PROFITS AND LOSSES

8.1 Sharing of Profits. The members shall be entitled to the net profits arising from the operation of the limited liability company's business that remain after the payment of the expenses

of conducting the business. Each member shall be entitled to a distributive share of the profits of the company equal to their percentage ownership in the company. Such distributive share of the profits of the company shall be paid to the members at such time as determined by a majority of the managers.

8.2 Losses. All losses that occur in the operation of the limited liability company's business shall be paid out of the capital of the limited liability company and the profits of the business of the company to the extent possible.

## IX. BOOKS AND RECORDS

9.1 The managers shall maintain full and accurate books of the company at the company's place of business, showing all receipts, expenses, assets, liabilities, profits and losses of the company and all other records necessary for the recording of the company's business and affairs.

9.2 The managers shall deliver to all members quarterly interim financial information which shall be reviewed but not audited.

## X. REGISTERED AGENT

Craig R. Woodward whose address for service of process is 606 Bald Eagle Drive, Suite 500, Marco Island, Florida 34145 shall be the registered agent for the limited liability company.

## XI. AMENDMENTS

These Articles of Organization may be amended in the manner provided by law. Every amendment shall be approved by the managers, proposed by them to the members, and approved at a members meeting by a unanimous vote thereon, unless all the members and all the managers sign a written statement manifesting their intentions that a certain amendment of these Articles of Organization be made.

  
Brant Becker, Organizer

  
Mary Ann Becker, Organizer

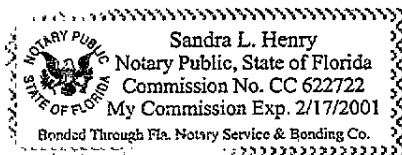
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TALLAHASSEE, FLORIDA

STATE OF FLORIDA

COUNTY OF COLLIER

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared **Brant Becker and Mary Ann Becker**, to me known to be the persons described in the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 26 day of May, 1998.



Sandra L. Henry  
Notary Public Signature

SANDRA L. HENRY 2/17/01  
Notary Public Printed Signature

Notary Rubber Stamp Seal

ACKNOWLEDGMENT BY REGISTERED AGENT

Having been named to accept Service of Process for the above-stated limited liability company, at the place designated in this Certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

[Signature]  
Craig R. Woodward


This Instrument Was Prepared By:  
Craig R. Woodward, Esquire  
Florida Bar Number: 0309389  
Woodward, Pires & Lombardo, P.A.  
606 Bald Eagle Drive, Suite 500  
Post Office Box One  
Marco Island, Florida 34146  
Telephone Number: (941) 394-5161  
COR/GBECKER/LIM-LIAC

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TALLAHASSEE, FLORIDA

**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

The Undersigned member or authorized representative of **Branmar Company, L.C.**,  
deposes and says:

1. The above named limited liability company has at least two members
2. The total amount of cash contributed by the member(s) is \$ 65,000
3. If any, the agreed value of property other than cash contributed by member(s) is \$ N/A  
A description of the property is attached and made a part hereto.
4. The amount of cash or property anticipated to be contributed by member(s) is \$ N/A
5. The total amount of 2,3, and 4 is \$ 65,000

  
\_\_\_\_\_  
Signature of a Member or authorized  
Representative of a Member

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