

Document Number Only

L98000000871

C T CORPORATION SYSTEM

660 East Jefferson Street

Requestor's Name

Tallahassee, Florida 32301

Address

(850) 222-1092

City

State

Zip

Phone

CORPORATION(S) NAME

000002571540--0

-06/24/98--01030--018

\*\*\*\*346.25 \*\*\*\*346.25

Hospitality Ventures of Coral Springs, L.C.

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DIVISION OF CORPORATIONS  
98 JUN 24 PM 4:16

☐ Profit

☐ NonProfit

☒ Limited Liability Company

☐ Foreign

☐ Amendment

☐ Dissolution/Withdrawal

☐ Merger

☐ Mark

☐ Limited Partnership

☐ Reinstatement

☐ Limited Liability Partnership

☒ Certified Copy

☐ Annual Report

☐ Fict. Filing

☐ Photo Copies

☐ Other

☐ Change of R.A.

☐ UCC-1 UCC-3

☒ CYCUS

☐ Call When Ready

☒ Walk In

☐ Mail Out

☐ Call if Problem

☐ Will Wait

☐ After 4:30

☒ Pick Up

Name

Availability

Document

Examiner

Updater

Verifier

Acknowledgment

W.P. Verifier

Please Return Extra Copy(s)  
Filed Stamp

Thanks, Melanie ☺

CR2E031 (1-89)

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DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

June 24, 1998

CT CORP. SYSTEM  
660 EAST JEFFERSON STREET  
TALLAHASSEE, FL

SUBJECT: HOSPITALITY VENTURES OF CORAL SPRINGS, L.C.  
Ref. Number: W98000014528

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We have received your document for HOSPITALITY VENTURES OF CORAL SPRINGS, L.C. and your check(s) totaling \$346.25. However, the document has not been filed and is being retained in this office for the following:

The affidavit must set forth the amount of the cash and a description and the agreed value of property other than cash contributed by the members, and the amount anticipated to be contributed by the members.

A description of the property must be included.

If you have any questions concerning the filing of your document, please call (850) 487-6020.

Tammi Cline  
Document Specialist

Letter Number: 298A00034777



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 22, 1998

C T CORPORATION SYSTEM

TALLAHASSEE, FL

SUBJECT: CS HOSPITALITY, L.C  
Ref. Number: W98000014155

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DIVISION OF CORPORATIONS  
98 JUN 24 PM 4:16

We have received your document for CS HOSPITALITY, L.C and your check(s) totaling \$346.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please note that we are STILL RETAINING your \$346.25 payment.

Your limited liability company name is unavailable, pursuant to section 608.406(4), Florida Statutes. Since it is not distinguishable from the name of an existing entity. Please select a new name and make the substitution in all appropriate places. One or more words must be added to make the name distinguishable from the one presently on file.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6914.

Buck Kohr  
Corporate Specialist

Letter Number: 698A00034306



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

June 19, 1998

C T CORPORATION SYSTEM

TALLAHASSEE, FL

SUBJECT: HOSPITALITY VENTURES, L.C.  
Ref. Number: W98000014155

*CS Hospitality, L.C.*

We have received your document for ~~HOSPITALITY VENTURES, L.C.~~ and your check(s) totaling \$346.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please note that we have RETAINED your \$346.25 payment.

Your limited liability company name is unavailable, pursuant to section 608.406(4), Florida Statutes. Since it is not distinguishable from the name of an existing entity. Please select a new name and make the substitution in all appropriate places. One or more words must be added to make the name distinguishable from the one presently on file.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6914.

Buck Kohr  
Corporate Specialist

Letter Number: 898A00034079

*Walk in  
Pick up*

*Buck,  
Please back date*  
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98 JUN 22 AM 11:42  
DIVISION OF CORPORATION

**ARTICLES OF ORGANIZATION  
OF  
HOSPITALITY VENTURES OF CORAL SPRINGS, L.C.**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I - Name**

The name of the limited liability company (the "Limited Liability Company") is:

**HOSPITALITY VENTURES OF CORAL SPRINGS, L.C.**

**ARTICLE II - Address**

The mailing address and, if different, the street address of the principal office of the Limited Liability Company is/are:

3300 University Drive  
Suite 408  
Coral Springs, Florida 33065

**ARTICLE III - Duration**

The Limited Liability Company shall commence its existence on the date that these Articles of Organization are filed by the Florida Department of State. The existence of the Limited Liability Company shall terminate on that date which is thirty (30) years from the date of the commencement of its existence, unless the Limited Liability Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE IV - Purposes and Powers**

The purpose for which the Limited Liability Company is organized is to purchase, take, receive, lease, or otherwise acquire, own, hold, improve, or use, or otherwise deal in or with, real or personal property, or an interest in real or personal property, wherever situated and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Limited Liability Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE V - Management**

The Limited Liability Company shall be managed by one or more managers in accordance with regulations adopted by the members of the Limited Liability Company for the management of the business and affairs of the Limited Liability Company. These regulations may contain any provisions for the regulation and management of the business and affairs of the Limited Liability Company not

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inconsistent with applicable law or these Articles of Organization. The name and address of the initial manager of the Limited Liability Company until its successor is elected and qualified is:

Phenix Hospitality, L.C.

3300 University Drive  
Suite 408  
Coral Springs, Florida 33065

L970W000062

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98 JUN 24 PM 4:16

#### **ARTICLE VI - Registered Agent**

The name and street address of the initial registered agent of the Limited Liability Company are:

C T CORPORATION SYSTEM  
1200 South Pine Island Road  
Plantation, Florida 33324

#### **ARTICLE VII - Registered Office**

The street address of the initial registered office of the Limited Liability Company is:

c/o C T CORPORATION SYSTEM  
1200 South Pine Island Road  
Plantation, Florida 33324

#### **ARTICLE VIII - Initial Capital Contributions**

The members of the Limited Liability Company have initially contributed cash in the total amount of \$ 100,000.00.

#### **ARTICLE IX - Additional Capital Contributions**

Each member of the Limited Liability Company shall make additional capital contributions as required to be contributed from time to time as determined by the manager(s) of the Limited Liability Company.

#### **ARTICLE X - Admission of New Members**

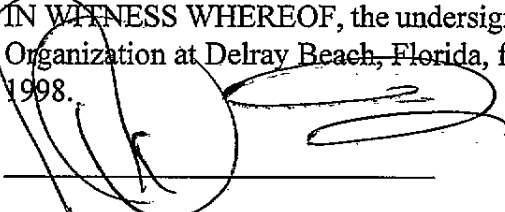
The admission of new members to the Limited Liability Company and the transfer of the interest of members in and to the Limited Liability Company shall be in accordance with regulations adopted by the members of the Limited Liability Company for the management of the business and affairs of the Limited Liability Company.

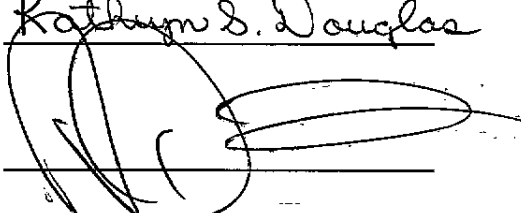
ARTICLE XI - Termination of Existence

The Limited Liability Company shall be dissolved upon the happening of any event which causes the dissolution of the Limited Liability Company pursuant to applicable law or pursuant to the regulations adopted by the members of the Limited Liability Company for the management of the business and affairs of the Limited Liability Company, unless the business of the Limited Liability Company is continued by the consent of all members, provided that there are at least two (2) members and such continuance is in accordance with applicable law.

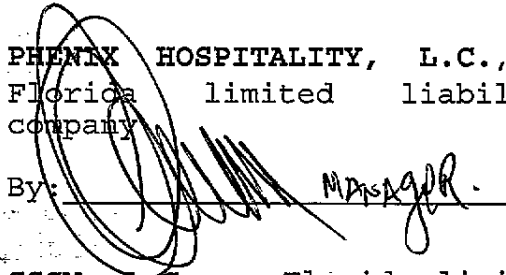
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IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at Delray Beach, Florida, for the foregoing uses and purposes this 23rd day of June, 1998.

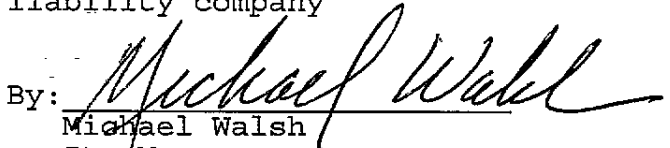
  
Kathryn S. Douglas

  
Kathryn S. Douglas

PHENIX HOSPITALITY, L.C., a  
Florida limited liability  
company

By:  Manager

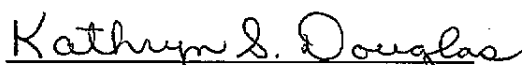
CSCM, L.C., a Florida limited  
liability company

By:   
Michael Walsh  
Its Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me this 23rd day of June, 1998, personally appeared Neal Margo as Manager of Phenix Hospitality, L.C., a Florida limited liability company, one of the organizers of the above-named limited liability company, who is personally known to me and who subscribed the foregoing Articles of Organization, and he acknowledged before me that he executed the foregoing Articles of Organization for the purposes therein expressed.

  
Kathryn S. Douglas

Notary Public

Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me this 23rd day of June, 1998, personally appeared Michael Walsh, as Manager of CSCM, L.C., a Florida limited liability company, one of the organizers of the above-named limited liability company, who is personally known to me and who subscribed the foregoing Articles of Organization, and he acknowledged before me that he executed the foregoing Articles of Organization for the purposes therein expressed.



Kathryn S. Douglas

Notary Public

Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

REGISTERED AGENT ACCEPTANCE

Having been named as registered agent and to accept service of process for the above stated limited liability company at the address designated in the foregoing Articles of Organization pursuant to the provisions of Section 608.415, Florida Statutes, CT Corporation System hereby accepts the appointment as registered agent and agrees to act in such capacity. CT Corporation System agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and accepts the obligations of the position of registered agent under Section 608.415, Florida Statutes.

C T CORPORATION SYSTEM

By: Connie Bryan

Connie Bryan  
(Type name of officer)

Special Asst. Secretary  
(Title of officer)

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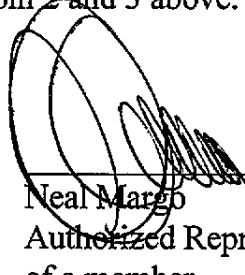


## AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

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The undersigned member or authorized representative of a member of **HOSPITALITY VENTURES OF CORAL SPRINGS, 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 \$100,000.00.
- 3) if any, the agreed value of property other than cash contributed by member(s) is \$600,000.00. A description of the property is attached and made a part hereto.
- 4) the total amount of cash or property anticipated to be contributed by member(s) is \$1,400,000.00. This total includes amounts from 2 and 3 above.

  
\_\_\_\_\_  
Neal Margo  
Authorized Representative  
of a member

**EXHIBIT A**

**LEGAL DESCRIPTION**

A portion of Parcel "F", OAK WOOD, according to the plat thereof, recorded in Plat Book 80 at Page 39 of the Public Records of Broward County, Florida, described as follows:

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Commencing at the northwest corner of said Parcel "F";

thence south  $89^{\circ} 11' 25''$  East (Bearings are based on said plat of OAK WOOD), along the northerly line of said Parcel "F", a distance of 126.43 feet to the most westerly corner of the additional Right of Way described in Official Record Book 10728 at Pages 921 and 922 of said Public Records;

thence along the southerly Right of Way line of said additional Right of Way, the following five (5) courses:

- (1) South  $83^{\circ} 28' 47''$  East, a distance of 100.50 feet;
- (2) South  $89^{\circ} 11' 25''$  East, a distance of 57.55 feet to the beginning of a curve concave to the south having a radius of 2230.00 feet and a central angle of  $00^{\circ} 58' 21''$ ;
- (3) easterly, along said curve, a distance of 37.85 feet;
- (4) South  $45^{\circ} 19' 53''$  East, a non-tangent to said curve, a distance of 34.03 feet;
- (5) North  $87^{\circ} 39' 25''$  East, a distance of 4.00 feet to the northwest corner of the 50.00 foot wide Right of Way described in Official Record Book 14711 at Page 680 of said Public Records;

thence south  $02^{\circ} 26' 41.5''$  East, along the westerly Right of Way line of said 50.00 foot wide Right of Way, a distance of 484.58 feet to the POINT OF BEGINNING;

thence South  $87^{\circ} 33' 18.5''$  West, a distance of 197.45 feet;

Thence south  $02^{\circ} 26' 41.5''$  East, a distance of 334.07 feet;

thence South  $87^{\circ} 33' 18.5''$  West, a distance of 174.04 feet to the westerly line of said Parcel "F";

EXHIBIT A, continued

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thence South  $00^{\circ} 53' 39''$  East, along said westerly line, a distance of 62.60 feet to the beginning of a curve concave to the northeast having a radius of 50.00 feet and a central angle of  $91^{\circ} 33' 02.5''$

thence southerly, southeasterly and easterly, along said curve on said westerly line, a distance of 79.89 feet to the southerly line of said Parcel "F";

thence North  $87^{\circ} 33' 18.5''$  east, along said southerly line, a distance of 392.81 feet to the southwest corner of that portion of said Parcel "F" described in Official Record Book 13342 at Page 1 of said Public-Records;

thence North  $02^{\circ} 26' 41.5''$  West, along the westerly line of said portion, a distance of 233.00 feet to the northwest corner of said portion on the southerly Right of Way line of said 50.00 foot wide Right of Way described in Official Record Book 14711 at Page 680, said southerly line being parallel with and 233.00 feet northerly from said southerly line of Parcel "F";

thence South  $87^{\circ} 33' 18.5''$  West, along said southerly Right of Way line, a distance of 0.61 feet to the beginning of a curve concave to the northeast having a radius of 69.00 feet and a central angle of  $90^{\circ} 00' 00''$ ;

thence westerly, northwesterly and northerly, along said curve on said southerly Right of Way line, a distance of 108.38 feet to said westerly Right of Way line of the 50.00 foot wide Right of Way;

thence North  $02^{\circ} 26' 41.5''$  West, along said westerly Right of Way line, a distance of 146.00 feet to the POINT OF BEGINNING.

Said land being in the City of Coral Springs, Broward County, Florida.

Containing 2.873 Acres. more or less.      ➔