

# L98000001225



ACCOUNT NO. : 072100000032

REFERENCE : 905109 81024A

AUTHORIZATION :

COST LIMIT : \$ PPD

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00

ORDER DATE : July 27, 1998

ORDER TIME : 10:41 AM

ORDER NO. : 905109-005

CUSTOMER NO: 81024A

CUSTOMER: Cathy McKeehan, Legal Asst  
BURGESS HARRELL MANCUSO &  
OLSON, P.A.  
1776 Ringling Boulevard

Sarasota, FL 34236

200002599242--9  
-07/27/98--01048--017  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

200002599242--9  
-07/27/98--01048--018  
\*\*\*\*\*250.00 \*\*\*\*\*250.00

DOMESTIC FILING

NAME: SKS PROPERTIES, L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Brenda Phillips

EXAMINER'S INITIALS

L98-1225

|                |             |
|----------------|-------------|
| Name           | (Signature) |
| Availability   | (Signature) |
| Document       | (Signature) |
| Examiner       | (Signature) |
| Updater        | (Signature) |
| Updater        | (Signature) |
| Verifier       | (Signature) |
| Acknowledgment | (Signature) |
| W. P. Verifier | (Signature) |

RECEIVED  
98 JUL 27 AM 11:32  
DIVISION OF CORPORATION

# BURGESS, HARRELL, MANCUSO, OLSON & COLTON, P.A.

Attorneys at Law

James H. Burgess, Jr.\*  
Donald J. Harrell\*\*  
R. Lynette Mancuso\*\*\*  
Paul E. Olson\*\*  
John A. Colton

\*Board certified civil trial lawyer  
\*\*Also admitted in Pennsylvania  
\*\*\*Board certified real estate lawyer  
\*Certified circuit and family court mediator

July 24, 1998

Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32399

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00

In Re: Filing of Articles of Organization  
SKS PROPERTIES, L.C.

Dear Sir or Madam:

Enclosed please find the originals and one copy each of the Articles of Organization and Certificate of Designation of Registered Agent/Registered Office and the for the above-referenced limited liability company together with filing fees as follows:

1. A check in the amount of \$250.00 for filing the original Articles of Organization.
2. A check in the amount of \$35.00 for filing a certificate designating the registered agent.

Please file the originals and return evidence of filing to me.

Thank you for your attention to this request. Please do not hesitate to contact me with any questions.

Sincerely,  
BURGESS, HARRELL, MANCUSO,  
OLSON & COLTON, P.A.

By: Paul E. Olson  
Paul E. Olson

PEO:cam

enclosures

1776 Ringling Boulevard - Sarasota, Florida 34236  
Telephone (941) 366-3700 - Facsimile (941) 366-0189  
E-Mail Address - bhmoc@gte.net

ARTICLES OF ORGANIZATION  
FOR THE FLORIDA LIMITED LIABILITY COMPANY  
OF  
SKS PROPERTIES, L.C.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00

The undersigned, acting as organizers of a limited liability company to be formed under the Florida Limited Liability Act, as amended (the "Act"), hereby form a Florida limited liability company (this "Company") pursuant to the Act and hereby set forth the Articles of Organization (these "Articles"):

ARTICLE I  
Name

The name of this Company is: SKS Properties, L.C.

ARTICLE II  
Address

The mailing address and street address of the principal office of this Company is: 240 South Pineapple Ave., Suite 702, Sarasota, Florida 34236.

ARTICLE III  
Commencement Date and Duration

This Company shall commence on the date of subscription and acknowledgement in accordance with the provisions of Section 608.409(3)(a) of the Act and the period of duration for this Company shall be for a period of Twenty (20) years from the commencement date, or until dissolved by its members or according to law.

ARTICLE IV  
Management

This Company is to be managed entirely by the members and the name and address of the sole managing member who shall serve until the first annual meeting of members or until his successor is duly elected and qualified is:

William A. Saba  
240 Pineapple Ave.  
Suite 702  
Osprey, Florida 34236

ARTICLE V  
Admission of Additional Members

The admission of additional members shall be accomplished only by unanimous vote of the members unless otherwise stated by the Regulation and Operating Agreement of this Company.

ARTICLE VI  
Members Rights to Continue Business

The right, if given, of the remaining members of this Company to continue the business on 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 in this Company shall be by unanimous written consent of the members or as otherwise governed by the Regulation and Operating Agreement of this Company.

ARTICLE VII  
Purpose

This Company is created and formed for the single purpose of engaging in all lawful business necessary for the acquisition, ownership, development, leasing, encumbrancing, financing, marketing, promoting, improving, selling and otherwise dealing with that certain real property described on Exhibit "A" attached hereto and all such other activities incidental or useful to the foregoing.

IN WITNESS WHEREOF, the undersigned executed this instrument affirming under penalties of perjury that the facts stated herein are true on July 24, 1998.

William A. Saba

William a. Saba  
As Member

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00

AFFIDAVIT  
OF  
MEMBERSHIP AND CONTRIBUTIONS

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00

The undersigned member of SKS Properties, L.C. deposes and says:

- 1) The above named limited liability company has at least one member.
- 2) The total amount of cash contributed by the member(s) is \$900.00
- 3) The agreed value of property other than cash contributed by member(s) is \$100.00  
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 \$1,000.00  
This total includes amounts from 2 and 3 above.

William A. Saba  
William A. Saba  
Managing Member

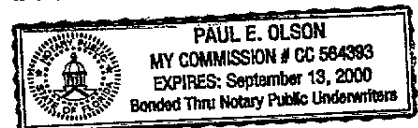
In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

STATE OF FLORIDA  
COUNTY OF SARASOTA

Subscribed and sworn to before me by William A. Saba, as Managing Member and on behalf of SKS Properties, L.C., a Florida Limited Liability Company, who personally appeared before me at the time of notarization and is personally known to me or produced satisfactory evidence of identification in the form of \_\_\_\_\_, and who did take an oath, on JULY 24, 1998.

Paul E. Olson  
Print Name: PAUL E. OLSON

Notary Public - State of Florida  
Commission Expiration Date:



(SEAL)

DESCRIPTION:

PARCEL "B"

A PARCEL OF LAND LYING & BEING IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.89°35'24"E, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 368.75 FEET; THENCE S.00°24'36"W, 59.40 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 72 (ALSO KNOWN AS CLARK ROAD) AS SHOWN ON RIGHT-OF-WAY MAP FOR STATE PROJECT NO. 17070-2527, DATED 3/20/92; THENCE S.00°15'28"W, 224.81 FEET; THENCE S.15°18'28"E, 40.41 FEET FOR A POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 353.77 FEET; THENCE SOUTH, A DISTANCE OF 67.50 FEET; THENCE EAST, A DISTANCE OF 57.75 FEET; THENCE SOUTH, A DISTANCE OF 720.93 FEET; THENCE WEST, A DISTANCE OF 47.78 FEET; THENCE SOUTH, A DISTANCE OF 50.19 FEET; THENCE WEST, A DISTANCE OF 132.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 51.50 FEET, A CENTRAL ANGLE OF 50°09'38", A TANGENT LENGTH OF 24.10 FEET, A CHORD BEARING OF S.64°55'10"W AND A CHORD LENGTH OF 43.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 56.45 FEET, A CENTRAL ANGLE OF 50°09'39", A TANGENT LENGTH OF 26.42 FEET, A CHORD BEARING OF S.64°55'10"W AND A CHORD LENGTH OF 47.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 49.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.90°00'00"W, A DISTANCE OF 96.29 FEET; THENCE NORTH, A DISTANCE OF 411.82 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 384.51 FEET, A CENTRAL ANGLE OF 11°48'43", A TANGENT LENGTH OF 39.78 FEET, A CHORD BEARING OF N.24°44'03"E, AND A CHORD LENGTH OF 79.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 79.27 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 136.50 FEET, A CENTRAL ANGLE OF 17°12'47", A TANGENT LENGTH OF 20.66 FEET, A CHORD BEARING OF N.23°39'17"E, AND A CHORD LENGTH OF 40.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.01 FEET TO THE END OF SAID CURVE; THENCE NORTH, A DISTANCE OF 95.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 25°29'07", A TANGENT LENGTH OF 19.67 FEET, A CHORD BEARING OF N.12°44'34"W, AND A CHORD LENGTH OF 38.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.25°29'07"W, A DISTANCE OF 90.87 FEET; THENCE N.25°29'07"W, A DISTANCE OF 18.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 12°56'56", A TANGENT LENGTH OF 2.78 FEET, A CHORD BEARING OF N.19°00'40"W, AND A CHORD LENGTH OF 5.53 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.12°32'12"W, A DISTANCE OF 47.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 12°56'56", A TANGENT LENGTH OF 2.89 FEET, A CHORD BEARING OF N.19°00'40"W, AND A CHORD LENGTH OF 5.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.25°29'07"W, A DISTANCE OF 73.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 292865 SQUARE FEET OR 6.72 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL b

A PARCEL OF LAND LYING & BEING IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°10'59"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 784.74 FEET; THENCE S.89°49'01"E, 312.16 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1145.34 FEET, A CENTRAL ANGLE OF 01°08'33", A TANGENT LENGTH OF 11.42 FEET, A CHORD BEARING OF N.84°31'15"E, AND A CHORD LENGTH OF 22.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 44.33 FEET, A CENTRAL ANGLE OF 46°35'39", A TANGENT LENGTH OF 19.09 FEET, A CHORD BEARING OF S.72°45'12"E, AND A CHORD LENGTH OF 35.07 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 36.05 FEET TO THE END OF SAID CURVE; THENCE S.33°15'31"E, A DISTANCE OF 26.94 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 18°52'41", A TANGENT LENGTH OF 7.48 FEET, A CHORD BEARING OF S.04°55'06"E, AND A CHORD LENGTH OF 14.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 260.05 FEET, A CENTRAL ANGLE OF 19°37'15", A TANGENT LENGTH OF 44.97 FEET, A CHORD BEARING OF S.05°17'22"E, AND A CHORD LENGTH OF 88.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 89.05 FEET TO THE END OF SAID CURVE; THENCE EAST, A DISTANCE OF 10.90 FEET; THENCE SOUTH, A DISTANCE OF 35.65 FEET; THENCE WEST, A DISTANCE OF 91.34 FEET; THENCE NORTH, A DISTANCE OF 169.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 13001 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

LESS: PARCEL B-1

A PARCEL OF LAND LYING & BEING IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°10'59"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 788.91 FEET; THENCE S.89°49'01"E, 730.02 FEET TO THE POINT OF BEGINNING; THENCE EAST, 62.00 FEET; THENCE SOUTH, 200.00 FEET; THENCE WEST, 62.00 FEET; THENCE NORTH, 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 12399.5998 SQUARE FEET OR 0.28 ACRES, MORE OR LESS.

ALSO LESS: PARCEL B-2

A PARCEL OF LAND LYING & BEING IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°10'59"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 879.85 FEET; THENCE S.89°49'01"E, 436.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH, 90.00 FEET; THENCE EAST, 76.00 FEET; THENCE SOUTH, 90.00 FEET; THENCE WEST, 76.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6840.00 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

98 JUL 27 PM 2:00

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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: SKS Properties, L.C.
2. The name and address of the registered agent and office is:

William A. Saba  
240 Pineapple  
Suite 720  
Sarasota, Florida 34236

*Having been named as registered agent and to accept service of process for the above stated limited liability company 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.*

William A. Saba  
William A. Saba  
Date: JULY 27, 1998

Filing Fee: \$ 35 for Designation of Registered Agent

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 27 PM 2:00