

L99000001196

TRANSMITTAL LETTER FOR FLORIDA LIMITED LIABILITY COMPANY

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Prop. Desc.
00789 - 00524 - 00671
W99-2727

600002758156--4
-01/29/99--01021--003
****293.75 ****293.75

SUBJECT: SOUTHERN CENTERS AT MCNAB, L.C.
(Proposed limited liability company name - must include suffix)

Enclosed is an original and one (1) copy of the articles of organization and a check for :

☐ \$285.00
Filing Fee
& Registered
Agent designation

☒ \$293.75
Filing Fee,
Registered Agent
Designation &
Certificate

☐ \$337.50
Filing Fee,
Registered Agent
Designation &
Certified Copy

☐ \$346.25
Filing Fee,
Registered Agent
Designation,
Certified Copy &
Certificate

FROM: RANDALL KELLA SOCIAL SECURITY # 267-90-2667
Name (Printed or typed)

3701 GALT OCEAN DRIVE

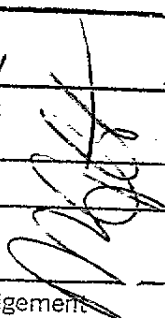
Address

FORT LAUDERDALE, FLORIDA 33308

City, State & Zip

(954) 561-9305

Daytime Telephone number

Name Availability	
Document Examiner	
Updater	
Updater Verifier	
acknowledgement	
P. Verifier	

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 MAR -3 PM 12:07

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

February 3, 1999

RANDALL KELLA
3701 GALT OCEAN DRIVE
FORT LAUDERDALE,, FL 33308

SUBJECT: SOUTHERN CENTERS AT MCNAB, L.C.
Ref. Number: W99000002727

We have received your document for SOUTHERN CENTERS AT MCNAB, L.C. and your check(s) totaling \$293.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The AFFIDAVIT must include a description of the property contributed by the members.,

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) 487-6967.

Michelle Hodges
Document Specialist

Letter Number: 999A00004708

991110-3 PM12:07
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF ORGANIZATION
OF
SOUTHERN CENTERS AT MCNAB, L.C.

The undersigned, desiring to form a limited liability company under and pursuant to Florida Statute 608 entitled the Florida Limited Liability Company Act, do hereby adopt the following Articles of Organization for such company:

ARTICLE I
NAME

The name of the limited liability company is SOUTHERN CENTERS AT MCNAB, L.C.

ARTICLE II
DURATION

The period of this company's duration shall be perpetual, unless terminated by unanimous written agreement of all members or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member, unless the business of the company is continued by the consent of all the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the company subsequent to the foregoing events.

ARTICLE III
ADDRESS

The mailing and street address of the principal office of the limited liability company is 3701 Galt Ocean Drive, Fort Lauderdale, Florida 33308.

ARTICLE IV
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the company is 3701 Galt Ocean Drive, Fort Lauderdale, Florida 33308, and the name of the initial registered agent of this company at that address is RANDALL KELLA.

ARTICLE V
ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted upon the approval of a majority of the Members of the Company, upon the written application of such new member.

ARTICLE VI
RIGHT TO CONTINUE BUSINESS

The remaining members may continue the Business on the death, retirement, resignation, expulsion, bankruptcy, dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the company.

ARTICLE VII
MANAGEMENT OF COMPANY

Management of the company is reserved to the Members. The name and address of the Managerial Member is:

RANDALL KELLA

3701 Galt Ocean Drive
Ft. Lauderdale, Florida 33308

ARTICLE VIII
TRANSFERABILITY OF MEMBER'S INTEREST

An interest of a Member of this company may only be transferred or assigned if all the remaining Members of this company approve of such transfer of assignment by unanimous written consent. Otherwise, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of the company or to become a Member, and 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.

IN WITNESS WHEREOF, the undersigned Incorporator has hereunto set his hand and seal this 26 day of January 1999.



RANDALL KELLA, Member

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above state limited liability company at the place designated in the Articles of Organization, I hereby 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 obligation of my position as registered agent.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 26 day of January, 1999.

By: _____


RANDALL KELLA

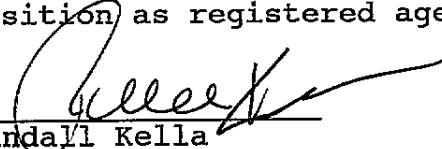
CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

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 SOUTHERN CENTERS AT MCNAB, L.C.
2. The name and address of the registered agent and office is:

Randall Kella
3701 Galt Ocean Drive
Fort Lauderdale, FL 33308

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 provision 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.


Randall Kella

1/26/99
Date

**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS
FLORIDA STATUTES SECTION 608.407(2)**

STATE OF FLORIDA
COUNTY OF BROWARD

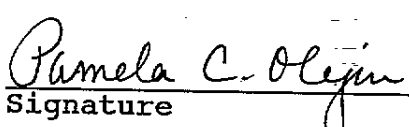
Before the undersigned authority, personally appeared
RANDALL KELLA, who, on oath says:

1. Affiant is a member of SOUTHERN CENTERS AT MCNAB, L.C.
2. That SOUTHERN CENTERS AT MCNAB, L.C. has at least two members.
3. The total amount of cash contributed by the member(s) is
\$ 100,000.
4. The amount of cash and description and agreed value of the property other than cash contributed by the members is \$ 500,000. all cash.
5. The amount anticipated to be contributed by the members is \$ 100,000.
6. The total amount of 3, 4 and 5 is 700,000.

FURTHER AFFIANT SAYETH NAUGHT.


RANDALL KELLA

Sworn to and subscribed before me this 26 day of
January, 1999, by RANDALL KELLA, who is personally known to
me.


Signature

Pamela C. Olejar
Print Name

NOTARY PUBLIC STATE OF FLORIDA
Commission Expiration and Serial Number:

CC 669926

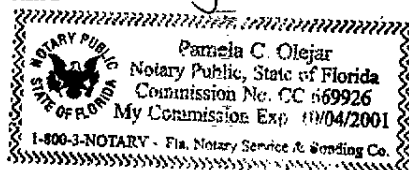


EXHIBIT "A"

SOUTHERN CENTERS AT MCNAB, L.C.

SKETCH OF LAND SURVEY

LEGAL DESCRIPTION

THAT PART OF THE NORTH 262.56 FEET OF THE EAST 3/4, NORTH 1/2, NORTH 1/2, NE 1/4, NE 1/4 OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO. 1); LESS THE NORTH 35 FEET FOR MCNAB ROAD RIGHT-OF-WAY, AND LESS THE WEST 250.00 FEET THEREOF.

ALL SITUATE, LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA.

NOTE: DESCRIPTION IS PER LAND SURVEY SKETCH PREPARED BY McLAUGHLIN ENGINEERING CO. DATED MAY 2nd 1970.

