

L990000002974



ACCOUNT NO. : 072100000032

REFERENCE : 247639 8306A

AUTHORIZATION :

Patricia Pigitt

COST LIMIT : \$ ~~78.75~~ 337.50

per J.G.

ORDER DATE : May 20, 1999

ORDER TIME : 3:47 PM

ORDER NO. : 247639-005

100002881971--1

CUSTOMER NO: 8306A

CUSTOMER: Ross Manella, Esq
MANELLA & KLAPHOLZ, LLP.
MANELLA & KLAPHOLZ, LLP.
Suite 212
2500 Hollywood Boulevard
Hollywood, FL 33020

DOMESTIC FILING

NAME: CHAMPION APARTMENTS, LLC

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: James Guy

EXAMINER'S INITIALS: _____

Name	<i>Shatag</i>
Availability	<i>acc</i>
Document Examiner	DCC
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W. P. Verifier	DCC

FILED
99 MAY 21 PM 3:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
MAY 20 PM 3:47
1999

L990000002974



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

May 21, 1999

JAMES GUY
CSC
TALLAHASSEE, FL 32301

SUBJECT: CHAMPION APARTMENTS, LLC
Ref. Number: W99000011898

We have received your document for CHAMPION APARTMENTS, LLC and the authorization to debit your account in the amount of \$78.75. However, the document has not been filed and is being returned for the following:

The name must be the same throughout the document. The Certificate of Designation of Registered Agent/Registered Office has a different name listed for the entity's name. Please change the cost limited, the fee to file this document will be \$337.50.

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) 487-6913.

Diane Cushing
Corporate Specialist

Letter Number: 499A00028146

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY
AND AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

ARTICLE I - NAME

The name of the Limited Liability Company is:

CHAMPION APARTMENTS, LLC

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is:

Champion Apartments, LLC
c/o Marcus Ellner
20185 East Country Club Drive
Apt. TS-6
Aventura, Florida 33180

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TALLAHASSEE, FLORIDA

ARTICLE III - DURATION

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by David Ellner and the address of the Manager is:

David Ellner
10085 Bay Harbour Drive Terrace
Bay Harbour Island, Florida 33154

ARTICLE V - ADMISSION OF ADDITIONAL MEMBERS

The right, if given, of the Members to admit additional Members and the terms and conditions of the admissions shall be, upon unanimous consent of all of the Members.

ARTICLE VI - AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned Members or authorized representative of a Member of CHAMPION APARTMENTS, LLC certifies:

1. The above named Limited Liability Company has at least one (1) Member.
2. The total amount of cash contributed by the Member is \$300,000.00.
3. If any, the agreed value of the property other than cash contributed by the Member is: N/A
4. The total amount of cash and property contributed and anticipated to be contributed by the Member is \$300,000.00.

CORAL SPRINGS PROPERTIES, INC.
a Florida corporation

By: X

Marcus Ellner
MARCUS ELLNER, President

David Ellner
DAVID ELLNER, Manager

(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)

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 TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

CHAMPION APARTMENTS, LLC

2. The name and the Florida street address of the Registered Agent are:

Ross H. Manella, Esq.
Ross H. Manella, P.A.
2500 Hollywood Boulevard
Suite 212
Hollywood, Florida 33020

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TALLAHASSEE, FLORIDA

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.

Dated: May 18, 1999



ROSS H. MANELLA, ESQ.,
Registered Agent