

L99000003259

SPIEGEL & Utrera, P.A.

(Requestor's Name)

343 ALMERIA AVENUE

CORAL GABLES, FL 33134 - (305) 445-2700

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. U & A OAKLAND APARTMENTS L.L.C.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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NEW FILINGS

	Profit
	NonProfit
	Limited Liability
	Domestication
	Other

AMENDMENTS

	Amendment
	Resignation of R.A., Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

REGISTRATION/
QUALIFICATION

	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

OTHER FILINGS

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Document Examiner	Fictitious Name
	DCC Name Reservation

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99 JUN -8 AM 10:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Examiner's Initials

9 pages

L99000003259

ARTICLES OF ORGANIZATION
OF
U & A OAKLAND APARTMENTS L.L.C.

FILED
99 JUN -8 AM 10:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE 1 - NAME

The name of the limited liability company shall be **U & A OAKLAND APARTMENTS L.L.C.**, ("Company").

ARTICLE 2 - ADDRESS

The principal place of business of the Company in Florida shall be 1717 Northwest 37th Street, Oakland Park, Florida and the mailing address shall be 626 West Market Street, 2nd Floor, Long Beach, New York 11561-1719.

ARTICLE 3 - EFFECTIVE DATE

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE 4 - DURATION

Subject to the provisions of Article 9, the Company's existence shall terminate no later than 30 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE 5 - PURPOSES AND POWERS

The general purpose for which the Company is organized is to engage in real estate apartment rentals and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.



SPIEGEL & UTRERA, P.A.

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ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT

The initial address of registered office of this Company is Spiegel & Utrera, P.A., at 343 Almeria Avenue, Coral Gables, Florida 33134. The name and address of the registered agent of this Company is Spiegel & Utrera, P.A., 343 Almeria Avenue, Coral Gables, Florida 33134.

ARTICLE 7 - MANAGEMENT

The Managers of the Company shall be:

Chief Executive Officer:	Ugo Nardone
1st Vice Operating Manager:	Frank R. Nardone
2nd Vice Operating Manager:	Bruno U. Nardone
Secretary:	Adriana Nardone
Treasurer:	Ugo Nardone

whose addresses shall be the same as the mailing address of the Company.

ARTICLE 8 - ADMISSION OF NEW MEMBERS

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE 9 - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least one remaining member.



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ARTICLE 10 - MEMBERS

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

Ugo Nardone 626 West Market Street Long Beach, New York 11561-1719	Adriana Nardone 626 West Market Street Long Beach, New York 11561-1719
Frank R. Nardone 315 Washington Boulevard Long Beach, New York 11561	Bruno U. Nardone 3005 Manor Street Yorktown Heights, New York 10598



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ARTICLE 11 - INDEMNIFICATION

The Company shall indemnify managers and officers of the Company who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the manager or officer was a party because the manager or officer is or was a manager or officer of the Company against reasonable attorney fees and expenses incurred by the manager or officer in connection with the proceeding. The Company may indemnify an individual made a party to a proceeding because the individual is or was a manager, officer, employee or agent of the Company against liability if authorized in the specific case after determination, in the manner required by the member(s), that indemnification of the manager, officer, employee or agent, as the case may be, is permissible in the circumstances because the manager, officer, employee or agent has met the standard of conduct set forth by the member(s). The indemnification and advancement of attorney fees and expenses for managers, officers, employees and agents of the Company shall apply when such persons are serving at the Company's request while a manager, officer, employee or agent of the Company, as the case may be, as a manager, officer, partner, trustee, employee or agent of another foreign or domestic Company, partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Company. The Company also may pay for or reimburse the reasonable attorney fees and expenses incurred by a manager, officer, employee or agent of the Company who is a party to a proceeding in advance of final disposition of the proceeding. The Company also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a manager, officer, employee or agent of the Company, whether or not the Company would have power to indemnify the individual against the same liability under the law. All references in these Articles of Organization are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Organization shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a manager, officer, employee or agent of the Company or the ability of the Company otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All references in these Articles of Organization to "manager", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.



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IN WITNESS WHEREOF, The undersigned, an authorized representative of the members, has made and subscribed these Articles of Organization at Coral Gables, Florida, for the foregoing uses and purposes, this June 7, 1999.

99 JUN -8 AM 10:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED



Elsie Sanchez, Authorized Representative of the
Members



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**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF ORGANIZATION**

Spiegel & Utrera, P.A., having a business office identical with the registered office of the Company name above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under Section 608.4155, Florida Statutes and other applicable Florida Statutes.

Spiegel & Utrera, P.A.

By: 

Natalia Utrera, Vice President

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

99 JUN -8 AM 10:00

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ARTLIMES



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AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS OF U & A OAKLAND APARTMENTS L.L.C.

The undersigned member or authorized representative of a member of U & A OAKLAND APARTMENTS L.L.C. deposes and says:

1. the above named limited liability company has at least one member.

2. the total amount of contributions of the member(s) to U & A OAKLAND APARTMENTS L.L.C. is as follows:

2.1 Cash: \$200,000.00

2.2 Property: \$ 0.00

A description of the property is attached and made a part hereof.

2.3 Promissory Note: \$ 0.00

2.4 Services Rendered: \$ 0.00

3. the total amount of other obligations to contribute to U & A OAKLAND APARTMENTS L.L.C. is as follows:

3.1 Cash: \$ 0.00

3.2 Property: \$ 0.00

A description of the property is attached and made a part hereof.

3.3 Services to be Performed: \$ 0.00

Elsie Sanchez

Signature of a member or authorized representative

(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.)

Elsie Sanchez

Typed or printed name of above signee



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PROPERTY EXHIBITS

Description of the Property Listed in 2.2 of the Affidavit of Membership and Contributions of U & A OAKLAND APARTMENTS L.L.C. is as follows:

None

Description of the Property Listed in 3.2 of the Affidavit of Membership and Contributions of U & A OAKLAND APARTMENTS L.L.C. is as follows:

None



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