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~~DEPARTMENT OF STATE~~
~~ACCOUNT FILING COVER SHEET~~

Account Number

~~FCV220000017~~

Reference:
(Sub Account)

Date:

June 17, 1999

Requestor Name: Carlton Fields

Address: Post Office Box 190
Tallahassee, Florida 32302

Telephone: (850) 224-1585

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****337.50 ****337.50

Contact Name: Joan Perrenot (x243)

Corporation Name: Commons Pt. Charlotte I, L.C.

Entity Number (if applicable):

Authorization:

J Perrenot

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TALLAHASSEE, FLORIDA

☒ Certified Copy (1-9) ☐ UCC'S ☐ Certificate of Status
☒ Articles (Limited Liability Co.) ☐ Plain Stamped Copy ☐ Annual Report
☐ New Filings ☐ Amendments ☐ Registration

Name Fictitious Name
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Updater Verifyer) Mail Out ☒

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(Alton)

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ARTICLES OF ORGANIZATION
OF
COMMONS PT. CHARLOTTE I, L.C.
A FLORIDA LIMITED LIABILITY COMPANY

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The undersigned (the "Members") acting as the organizers of Commons Pt. Charlotte I, L.C., under the Florida Limited Liability Company Act, Chapter 608, Fla. Stat., adopt the following Articles of Organization:

ARTICLE 1
NAME

The name of the limited liability company is Commons Pt. Charlotte I, L.C. (the "Company").

ARTICLE 2
PURPOSE AND POWERS

A. Purposes. The Company is organized for any legal and lawful purpose for which a limited liability company may be organized pursuant to Chapter 608, Fla. Stat., as the same may be amended from time to time.

B. Powers. The Company shall have and may exercise all powers and rights which a limited liability company may exercise pursuant to Chapter 608, Fla. Stat., as the same may be amended from time to time.

ARTICLE 3
INITIAL REGISTERED AGENT, AND REGISTERED OFFICE ADDRESS
AND PRINCIPAL PLACE OF BUSINESS

A. Initial Registered Agent and Office. The initial registered agent for the Company to receive service of process is Bradford S. Kanan. The street address of the Company's initial registered office is 1325 W. Colonial, Suite 200, Orlando, FL 32804.

B. Principal Place of Business. The mailing address and the street address of the Company's principal place of business is 1325 W. Colonial, Suite 200, Orlando, FL 32804.

ARTICLE 4
CAPITAL CONTRIBUTIONS, PROFIT/LOSS ALLOCATION
AND MEMBER VOTING

A. Initial Contributions. The total amount of cash or property to be initially contributed by each of the Members to the Company is as follows:

	Amount	Percentage
1. Bradford S. Kanan	\$ 25.00	5%
2. Rhonda J. Kanan	\$ 25.00	5%
3. Kanan Family Limited Partnership	\$ 450.00	90%
Total Initial Contributions	\$ 500.00	100%

B. Additional Contributions. The Members shall make additional capital contributions from time to time, as required by the Regulations adopted by the Company.

ARTICLE 5

ADMISSION OF NEW MEMBERS

The Company shall admit new Members only upon the unanimous written consent of all then existing Members of the Company.

ARTICLE 6

MANAGERS

The business of the Company shall be managed by a Manager elected by the Members holding fifty-one percent (51%) of the then outstanding contributed and not returned capital of the Company. The Manager may be, but is not required to be, a Member of the Company. The a Manager shall have the power and authority to act on behalf of the Company as provided in Chapter 608, Fla. Stat., as the same may be amended from time to time, and as further provided in the Regulations of the Company. The name and business address of the initial Manager of the Company until the first annual meeting of the Members, or until its successor is elected and qualified, is:

Bradford S. Kanan
1325 W. Colonial Drive
Orlando, FL 32804.

ARTICLE 7

PERIOD OF DURATION

The Company's existence shall commence upon the filing of these Articles of Organization and shall be thirty (30) years, unless dissolved sooner in accordance with the terms of the Regulations of the Company. Upon the death, bankruptcy, or dissolution of any Member, or upon the occurrence of any other event which terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the unanimous written consent of all the remaining Members, the Company shall dissolve.

ARTICLE 8

NON-LIABILITY AND INDEMNIFICATION

A. Non-Liability. A Manager of this Company shall not be personally liable to the Company or its Members for monetary damages for breach of fiduciary duty as a Manager, except for liability (i) for a breach of the Manager's duty of loyalty to the Company or its Members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, (iii) for a transaction from which the Manager derived an improper

personal benefit, or (iv) under §608.4363(7), Fla. Stat., (or any similar provision of any subsequent law enacted in Florida).

B. Indemnification. Each individual or entity who is or was a Manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager of the Company ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The Company may, by action of the Manager, provide indemnification to such of the officers, employees and agents of the Company to such extent and to such effect as the Manager shall determine to be appropriate and authorized by applicable law. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Regulations of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a Manager or officer existing at the time of such repeal or amendment.

ARTICLE 9 AMENDMENTS

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE 10 ADOPTION OF REGULATIONS



The Company shall adopt Regulations for the Company, which Regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 608, Fla. Stat.

IN WITNESS WHEREOF, the undersigned Members have executed these Articles of Organization as of this 15th day of June, 1999.

KANAN FAMILY LIMITED PARTNERSHIP

By: 

Bradford S. Kanan, General Partner


BRADFORD S. KANAN

RHONDA J. KANAN

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TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of June, 1999, by Bradford S. Kanan, as General Partner of the Kanan Family Limited Partnership, a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or has produced _____ as identification.


Notary Public
Maria N Maldonado
My Commission CC815031
Expires April 13, 2003

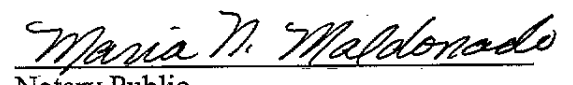


STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of June, 1999, by Bradford S. Kanan. He is personally known to me or has produced _____ as identification.


Notary Public
Maria N Maldonado
My Commission CC815031
Expires April 13, 2003

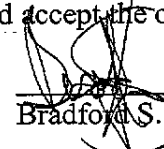

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of June, 1999, by Rhonda J. Kanan. She is personally known to me or has produced _____ as identification.


Notary Public
Maria N Maldonado
My Commission CC815031
Expires April 13, 2003


ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

I, Bradford S. Kanan, hereby accept my designation as registered agent of the Company and acknowledge that I am familiar with and accept the obligations of such position.


Bradford S. Kanan

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TALLAHASSEE, FLORIDA

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ORANGE

The undersigned, being duly sworn hereby states and deposes as follows:

1. That he is a Member of Commons Pt. Charlotte I, L.C. (the "Company") and is familiar with the facts herein.
2. That there is at least one Member of the Company.
3. That the amount of cash capital contributed to date to the Company is zero.
4. That the value of any and all other assets contributed to date to the Company is zero.
5. That it is anticipated that the Members will contribute the following amounts of capital in cash to the Company:

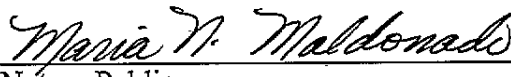
A. Bradford S. Kanan	\$ 25.00
B. Rhonda J. Kanan	\$ 25.00
C. Kanan Family Limited Partnership	\$ 450.00
Total Contributions	\$ 500.00

6. That the value of any and all other assets anticipated to be contributed to the Company is zero.

Further Affiant Sayeth Naught.


Bradford S. Kanan

SWORN TO AND SUBSCRIBED before me this 15th day of June, 1999, by Bradford S. Kanan, who is personally known to me or who has produced _____ as identification.


Notary Public



Maria N Maldonado
My Commission CC81603
Expires April 13, 2003