

L99000005977
SPINNER DITTMAN FEDERSPIEL & DOWLING

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

501 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA 33483
FAX (561) 276-5489
TELEPHONE (561) 276-2900

ROBERT A. DITTMAN, P.A.
DONALD C. DOWLING
ROBERT W. FEDERSPIEL, P.A.
JOHN W. SPINNER (1927-1998)

September 7, 1999

000002981450--6
-09/08/99-01081-017
****337.50 ****337.50

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

Re: Commerce Road Realty Company

Gentlemen:

Enclosed is an original and one copy of the Articles of Organization of Commerce Road Realty Company, together with my check in the amount of \$337.50 to cover the following:

Filing Fee	\$285.00
Certified Copy	<u>52.50</u>
TOTAL	<u>\$337.50</u>

Also enclosed is the executed Resident Agent Form. Please send me a certified copy of the Articles of Organization.

Thank you for your kind attention.

Sincerely,

ROBERT W. FEDERSPIEL, P.A.

Robert W. Federspiel
Robert W. Federspiel *RP*

RWF:kp
Enc.

L99-5977

Name	<i>OR 9-23</i>
Availability	<i>OR</i>
Document	<i>OR</i>
Examination	<i>OR</i>
Indexer	<i>OR</i>
Editor	<i>OR</i>
Reviewer	<i>OR</i>
Approved	<i>OR</i>
W. P. Federspiel	<i>OR</i>



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

September 15, 1999

ROBERT W. FEDERSPIEL
SPINNER DITTMAN FEDERSPIEL & DOWLING
501 EAST ATLANTIC AVENUE
DELRAY BEACH, FL 33483

SUBJECT: COMMERCE ROAD REALTY COMPANY
Ref. Number: W99000021180

We have received your document for COMMERCE ROAD REALTY COMPANY and your check(s) totaling \$337.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of a Limited Liability Company must end with the words "limited company", "limited liability company" or their abbreviation "L.C." or "L.L.C."

You must provide this office with the agreed value and a written description of the property and/or services you refer to in your affidavit. You may amend your affidavit to include this description or include an attachment.

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) 487-6020.

Tammi Cline
Document Specialist

Letter Number: 399A00045331

SECRETARY OF STATE
DIVISION OF CORPORATIONS

20 SEP 22 PM 5:00

FILED

**ARTICLES OF ORGANIZATION OF
COMMERCE ROAD REALTY COMPANY
LIMITED LIABILITY COMPANY**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

ARTICLE I -- NAME:

The name of the Limited Liability Company is: COMMERCE ROAD REALTY COMPANY LIMITED LIABILITY COMPANY.

ARTICLE II -- ADDRESS:

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

10300 Prestwick Road
Boynton Beach, FL 33436

ARTICLE III -- DURATION:

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

ARTICLE IV -- INITIAL REGISTERED OFFICE AND AGENT:

The street address of the principal office and initial registered office of this Limited Liability Company is 10300 Prestwick Road, Boynton Beach, Florida 33436, and the name of the initial registered agent of this corporation is TIMOTHY W. SWILLEY.

ARTICLE V -- MANAGEMENT:

(Check the appropriate box and complete the statement)

- ☐ The Limited Liability Company is to be managed by a manager or managers and the name(s) and address(es) of such manager(s) who is/are to serve as manager(s) is/are:
- ☒ The Limited Liability Company is to be managed by the members and the name(s) and address(es) of the managing member(s) is/are:

Timothy W. Swilley
10300 Prestwick Road
Boynton Beach, FL 33436

James K. Clark
7065 Oakshire Court
Lake Worth, FL 33467

FILED
22 SEP 22 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI -- ADMISSION OF ADDITIONAL MEMBERS:

The members may admit additional members upon terms and conditions acceptable to all of the members.

ARTICLE VII -- MEMBERS' RIGHTS TO CONTINUE BUSINESS:

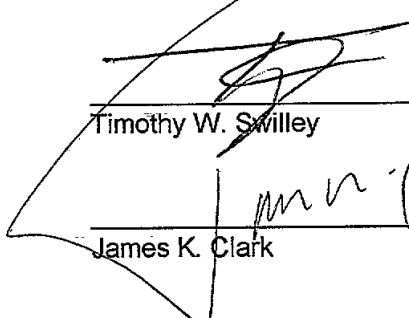
The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be for the sole purpose of winding up the affairs of the Company.

ARTICLE VIII -- AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned member or authorized representative of a member of COMMERCE ROAD REALTY COMPANY certifies:

- 1) the above named limited liability company has at least one member;
- 2) the total amount of cash contributed by the member(s) is \$ 2,000.00;
- 3) if any, the agreed value of property other than cash contributed by member(s) is (A description of the property attached and made a part hereto); and \$ 195,000.00;
- 4) the total amount of cash and property contributed and anticipated to be contributed by member(s) is \$ 197,000.00;

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 7th day of SEPTEMBER, 1999.



Timothy W. Swilley



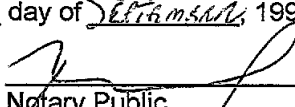
James K. Clark

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared TIMOTHY W. SWILLEY, known to me and known to be the person who executed the foregoing Articles of Organization and he acknowledged before me that he executed those Articles of Organization.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid, this 7^E day of September, 1999.



Notary Public
State of Florida
My commission expires:
Commission No.:

(SEAL)

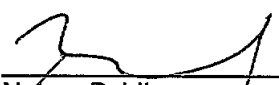


STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared JAMES K. CLARK, known to me and known to be the person who executed the foregoing Articles of Organization and he acknowledged before me that he executed those Articles of Organization.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid, this 7^E day of September, 1999.



Notary Public
State of Florida
My commission expires:
Commission No.:

(SEAL)



FILED
20 SEP 22 PM 5:00
CLERK OF STATE
TALLAHASSEE, FLORIDA

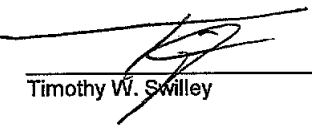
**CERTIFICATE DESIGNATING PLACE
OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First - that COMMERCE ROAD REALTY COMPANY, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Organization, at the City of Boynton Beach, County of Palm Beach, State of Florida, has named TIMOTHY W. SWILLEY, located at 10300 Prestwick Road, Boynton Beach, FL 33436, County of Palm Beach, as its agent to accept service of process within this State.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.



Timothy W. Swilley

FILED
09 SEP 22 PM 5:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DESCRIPTION:

LOT 18, BLOCK 2, CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 46, PAGE 58.

TOGETHER WITH THAT PORTION OF ABANDONED TRACT S-2 (MINER RD.) LYING SOUTH OF AND ADJACENT TO SAID LOT 18, BLOCK 2, CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D., BEING BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE * EAST LINE OF SAID LOT 18, BLOCK 2, ** CEDAR RIDGE, A P.U.D. & HIGH RIDGE COMMERCE PARK, A P.I.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 46, PAGE 58. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

* WEST

** AND BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 18, BLOCK 2,

FILED
 22 SEP 22 PM 5:00
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA