

L990000006840



ACCOUNT NO. : 072100000032

REFERENCE : 418436 . 83321A

AUTHORIZATION :

COST LIMIT : \$ 155.00

*Patricia Pugh*  
*10/19*

99 OCT 18 PM 1:45

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

ORDER DATE : October 18, 1999

ORDER TIME : 3:02 PM

200003017562--2

ORDER NO. : 418436-005

CUSTOMER NO: 83321A

CUSTOMER: Daniel L. Monahan, Esq  
HARVEY WADDELL & MONAHAN  
HARVEY WADDELL & MONAHAN  
101 North J Street, Suite 1  
  
Lake Worth, FL 33460

*W99-23958*

DOMESTIC FILING

NAME: AIRPORT PROPERTIES, L.C.

**MJH**

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: Erika Carlson

EXAMINER'S INITIALS:

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

99 OCT 18 PM 3:51

RECEIVED



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

October 18, 1999

CSC  
ATTN; ERIKA CARLSON

SUBJECT: AIRPORT PROPERTIES, L.C.  
Ref. Number: W99000023958

We have received your document for AIRPORT PROPERTIES, L.C. and the authorization to debit your account in the amount of \$155.00. However, the document has not been filed and is being returned for the following:

The document must contain the entity's complete mailing address.

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: 999A00050178

**RESUBMIT**

Please give original  
submission date as file date.

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

99 OCT 19 AM 11:29

RECEIVED

**ARTICLES OF ORGANIZATION**  
**OF**  
**AIRPORT PROPERTIES, L.C.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 OCT 18 PM 1:45

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**  
**NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **AIRPORT PROPERTIES, L.C.**, and its principal office shall be located at 190 Atlantis Blvd., in the City of Atlantis, County of Palm Beach, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address is also 190 Atlantis Blvd., Atlantis, FL 33462.

**ARTICLE II**  
**PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative

subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any person or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprises in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, by in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### **ARTICLE III EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

#### **ARTICLE IV MANAGEMENT**

This limited liability company shall be managed by two (2) managers. The names and addresses of the persons who shall serve until the first annual meeting of members or until their successors are elected and qualified are as follows:

JAMES P. KINTZ, 190 Atlantis Boulevard, Atlantis, FL 33462  
CHARLES R. KINTZ, 190 Atlantis Boulevard, Atlantis, FL 33462

#### **ARTICLE V MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A members' interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

#### **ARTICLE VI CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of \$100.00 cash shall be paid to the limited liability company by the five (5) members in equal shares. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

#### **ARTICLE VII PROFITS AND LOSSES**

(a) *Profit Sharing.* The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members annually on a calendar year.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

**ARTICLE VIII  
DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE IX  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 190 Atlantis Blvd., City of Atlantis, County of Palm Beach, State of Florida, and the name of the company's initial registered agent at that address is JAMES P. KINTZ.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of AIRPORT PROPERTIES, L.C., a limited liability company.

Executed by the undersigned at Palm Beach County, Florida, on Oct 8,  
1999.

[Signature]  
JAMES P. KINTZ  
[Signature]  
CHARLES R. KINTZ  
[Signature]  
RICHARD M. SPITTLER  
[Signature]  
BARBARA M. JOHNSON  
[Signature]  
BARBARA KINTZ

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8th day of October 1999, by JAMES P. KINTZ, CHARLES R. KINTZ, RICHARD M. SPITTLER, BARBARA M. JOHNSON, and BARBARA KINTZ, and they are personally known to me.

[Signature]  
Notary Public

My commission expires:

Personally Known

**STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE**

State of Florida  
County of Palm Beach

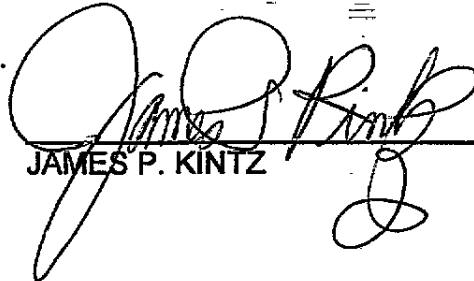
Pursuant to the provisions of Sections 608.415 and 608.407(1)(d) of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is AIRPORT PROPERTIES, L.C.

The name of the registered agent for AIRPORT PROPERTIES, L.C., is JAMES P. KINTZ, and the street address of the company's principal office where the agent is located is 190 Atlantis Boulevard, Atlantis, FL 33462.

This statement is to acknowledge that, as indicated above, AIRPORT PROPERTIES, L.C., has appointed me, JAMES P. KINTZ, as its registered agent to accept service of process for the company at the place designated above in this certificate. I 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 obligations of my position as registered agent.

Dated this October 8, 1999.

  
\_\_\_\_\_  
JAMES P. KINTZ

The foregoing instrument was acknowledged before me this 8th day of October 1999, by JAMES P. KINTZ, agent on behalf of AIRPORT PROPERTIES, L.C., a limited liability company. He is personally known to me.

  
\_\_\_\_\_  
Notary Public

My commission expires:

Personally Known



Susan J. Klaker  
MY COMMISSION # CC614942 EXPIRES  
February 15, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.