

LO3000056597

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H03000343165 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

03 DEC 30 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AND  
FILED

To:  
Division of Corporations  
Fax Number : (850)205-0383

From:  
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305)672-0686  
Fax Number : (305)672-9110

EFFECTIVE DATE  
12-24-03

LIMITED LIABILITY COMPANY

290 Property LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

03 DEC 30 AM 7:55  
RECEIVED  
DIVISION OF CORPORATION

Electronic Filing Menu

Corporate Filing

Public Access Help

12-30-03

H03000343165

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
290 Property LLC

### Article II. Address

The Company's street and mailing address is:  
290 Property LLC  
941 Fourth Street, #200  
Miami Beach FL 33139

**EFFECTIVE DATE**  
12-24-03

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Corporate Creations Network Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410 UNITED STATES

03 DEC 30 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FL

APPROVED  
AND  
FILED

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0686

H03000343165

H03000343165

Article V. Management


This will be a manager-managed company. The name and address of each manager is:

LUISA C. FLAIM  
941 Fourth Street, #200 Miami Beach FL 33139

Article VI. Company Existence

The Company's existence shall begin effective as of December 24, 2003.

The undersigned authorized representative of a member executed these Articles of Organization on December 29, 2003.

  
CORPORATE CREATIONS INTERNATIONAL INC.  
Taide Baez Vice President

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0686

APPROVED  
AND  
FILED  
03 DEC 30 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H03000343165

Copyright © 1993-2003 CC

H03000343165

**STATEMENT OF REGISTERED AGENT**

**LIMITED LIABILITY COMPANY:**

290 Property LLC

**REGISTERED AGENT/OFFICE:**

Corporate Creations Network Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

  
CORPORATE CREATIONS NETWORK INC.  
Taide Baez, Vice President

Date: December 29, 2003

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0886

03 DEC 30 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

H03000343165