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

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

**LIMITED LIABILITY COMPANY**

**dania beach 246, llc**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION  
OF  
DANIA BEACH 246, LLC  
A Limited Liability Company**

**ARTICLE I - NAME**

The name of the Limited Liability Company ("Company") is:

**DANIA BEACH 246, LLC**

**ARTICLE II - ADDRESS**

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

**DANIA BEACH 246, LLC  
16850-112 Collins Avenue, #133  
Sunny Isles Beach, Florida 33160-4149**

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**ARTICLE III - DURATION**

This Limited Liability Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE IV - PURPOSE**

This Limited Liability Company is organized for the purpose of transacting any or all lawful business for which a limited liability company may be organized pursuant to Chapter 608, Florida Statutes, as amended from time to time.

**ARTICLE V - MANAGEMENT**

The Limited Liability Company is to be managed by a manager or managers and the name and address of such manager, to serve until a successor or successors are elected and qualified are:

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Robert Fox  
Sandy T. Fox  
16850-112 Collins Avenue, #133  
Sunny Isles Beach, Florida 33160-4149

**ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS**

Members of the Company have the right to admit new members. Additional members may be admitted only on the unanimous written consent of the existing members, and the existing members shall determine the amount and nature of contributions by new members at the time the new members are admitted.

**ARTICLE VII - MEMBERS RIGHTS TO CONTINUE BUSINESS**

The remaining Members of the Company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member in accordance with the Operating Agreement.

By: Robert Fox      Sandy T. Fox  
Signature of a member or an authorized representative of a member  
ROBERT FOX      SANDY T. FOX  
Typed or printed name of signee

(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.)

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**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- 1. The name of the limited liability company is: **DANIA BEACH 246, LLC**
- 2. The name and the Florida street address of the registered agent are:

**DADE COUNTY CORPORATE AGENTS, INC.  
18901 NE 29<sup>th</sup> Avenue, Suite 100  
Aventura, FL 33180**

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the 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.*

**DADE COUNTY CORPORATE AGENTS, INC.**

By:

*Gary H. Kerwin, V. Pres*  
Signature

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