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From:
Account Name : GREENSPOON MARDER HIRSCHFELD RAFKIN ROSS & BERGER, P.
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LIMITED LIABILITY COMPANY

Sterling Developers, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
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04 MAR - 9 PM 2: 51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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AUDIT NO. H040000507753

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is Sterling Developers, LLC.

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall continue for a period of 40 years thereafter.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 270 S.W. 25th Road, Suite 1, Miami, Florida 33129.

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ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is Ellen Wasserstrom, 100 W. Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309.

ARTICLE V - Management:

The Limited Liability Company is to be managed by a manager and the name and address of the initial manager who is to serve as manager is William Alvarez, 270 S.W. 25th Road, Suite 1, Miami, Florida 33129.

Whereof, the undersigned member has executed these Articles the 9th day of March, 2004.


Ellen Wasserstrom,
Authorized Representative of Member

AUDIT NO. H040000507753

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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 IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

- 1. The name of the Limited Liability Company is:

Sterling Developers, LLC

- 2. The name and address of the registered agent and office is:

Ellen Wasserstrom
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, Florida 33309

By: 
Ellen Wasserstrom, Registered Agent

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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.


Ellen Wasserstrom (Signature)

(Date)