

Division of Corporations

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**LIMITED LIABILITY COMPANY**

**HILLSBOROUGH EAST REALTY, LLC**

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**ADAM R. SCHIFFMAN, P.A.**  
ATTORNEYS AT LAW  
CONCORDE CENTRE II • SUITE 900  
2999 NORTHEAST 191 STREET  
AVENTURA, FLORIDA 33180  
DADE (305) 682-1328  
FAX (305) 682-0063

**FACSIMILE TRANSMITTAL SHEET**

**TO:**

**NAME:**

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**TELEFAX NUMBER:** (850) 205-0383

**FROM:** ADAM R. SCHIFFMAN, ESQUIRE  
(The original of this document is being retained by the sender but will be transmitted by mail upon request).

**OUR FILE #:** Hillsborough East Realty, LLC

**DATE:** March 22, 2005

**TOTAL NUMBER OF PAGES (INCLUDING TRANSMITTAL SHEET): 5**

**COMMENTS:** See attached.

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**ARTICLES OF ORGANIZATION  
OF  
HILLSBOROUGH EAST REALTY, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes and files the following Articles of Organization.

**ARTICLE I  
NAME**

The name of the limited liability company is **HILLSBOROUGH EAST REALTY, LLC** (the "Company").

**ARTICLE II  
DURATION**

The period of the Company's duration shall commence on **March 22, 2005** and shall be perpetual, unless the Company is dissolved as provided for by law, by these Articles of Organization or in the Regulations ("Regulations") of the Company.

**ARTICLE III  
MAILING AND STREET ADDRESSES**

The mailing address and the street address of the principal office of the Company is **16425 Collins Avenue, #2916, Sunny Isles Beach, Florida 33160.**

**ARTICLE IV  
PURPOSES AND POWERS**

The purpose for which the Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers which a limited liability company may have under the laws of the State of Florida.

**ARTICLE V  
NAME AND ADDRESS OF  
INITIAL REGISTERED AGENT**

The name and street address of the initial registered agent of the Company in the State of Florida is **Adam R. Schiffman, Esquire, 2999 N.E. 191<sup>st</sup> Street, Suite 900, Aventura, Florida 33180.** A statement of the initial registered agent accepting his appointment is attached to these Articles of Organization.

05 MAR 22 AM 11:00  
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**ARTICLE VI**  
**ADMISSION OF NEW MEMBERS**

Members of the Company shall have the right to admit additional members to the Company only with the written consent of a majority in interest of the members of the Company and upon such terms and conditions as shall be determined by such members.

**ARTICLE VII**  
**TERMINATION OF EXISTENCE**

The death, retirement, resignation, expulsion, termination of employment by the Company, conviction of a crime, bankruptcy or dissolution of a Member shall not dissolve the Company unless a majority in interest of the remaining Members consents to dissolve the Company.

**ARTICLE VIII**  
**MANAGEMENT**

The Company shall be managed by managers in accordance with the Regulations of the Company. Initially, there shall be two managers of the Company. Thereafter, the number of managers shall be determined as provided in the Regulations of the Company. The managers shall be elected by the members as prescribed and provided in the Regulations of the Company and by Florida law. The managers shall hold the offices and have the responsibilities set forth in the Regulations of the Company. The Regulations of the Company may also contain any other provisions for the regulation and management of the affairs of the Company not inconsistent with law or with these Articles of Organization. The names and addresses of the initial managers who are to serve as managers until the first annual meeting of members or until their respective successor is elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
<b>GREG LANDAU</b>	<b>16425 Collins Avenue, #2916 Sunny Isles Beach, Florida 33160</b>

IN WITNESS WHEREOF, the undersigned organizing member has executed these Articles of Organization this 22<sup>nd</sup> day of March, 2005.

By:   
**ADAM R. SCHIFFMAN, ESQUIRE**


05 MAR 22 AM 9:26  
STATE  
TALLAHASSEE, FLORIDA

**STATEMENT OF ACCEPTANCE OF REGISTERED AGENT**

The undersigned hereby accepts the appointment as registered agent of Adam R. Schiffman, Esquire, and agrees to comply with the provisions of the laws of Florida, including section 48.091, Florida Statutes, providing for the keeping open of the registered office for service of process. The undersigned is familiar with, and accepts, the obligations of the position of registered agent.

Dated: March 22, 2005.

REGISTERED AGENT:

  
\_\_\_\_\_  
ADAM R. SCHIFFMAN, ESQUIRE

STATE OF FLORIDA )  
                          ) ss.  
COUNTY OF MIAMI-DADE )

05 MAR 22 11:06 AM '05  
TALLAHASSEE, FLORIDA

**BEFORE ME**, a Notary Public authorized in County and State set forth above, personally appeared Adam R. Schiffman, Esquire, known to me and known to be the person who, as organizing Member and Registered Agent, executed the foregoing Articles of Organization of HILLSBOROUGH EAST REALTY, LLC, and he acknowledged before me that he executed same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 22<sup>nd</sup> day of March, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

