

LO6000042281

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.

((H06000108109 3)))

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

EFFECTIVE DATE
4/21/06

To:

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

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0685
Fax Number : (305)672-9110

FLORIDA/FOREIGN LIMITED LIABILITY CO.

1700 South Ocean Blvd. LLC

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

2424

RECEIVED
APR 21 PM 3:22
DIVISION OF CORPORATIONS

Electronic Filing Menu

Corporate Filing Menu

Help

SECRET
TALLAHASSEE, FLORIDA

06 APR 21 AM 4:21
4/21/06 2:02 PM

FILED

H06000108109

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
1700 South Ocean Blvd. LLC

EFFECTIVE DATE
4/21/06

Article II. Address

The Company's street and mailing address is:
1700 South Ocean Blvd. LLC
1700 South Ocean Blvd., Unit 6
Delray Beach FL 33483

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Joshua M. Mittenthal, Esq.
5499 N. Federal Highway, Suite K
Boca Raton FL 33487

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

Joshua M. Mittenthal | FL Bar Member 145572
The Law Office of Joshua M. Mittenthal, P.A.
5499 N. Federal Highway, Suite K
Boca Raton FL 33487
561-862-0955

H06000108109

APPROVED
AND
FILED
06 APR 21 AM 9:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
Copyright © 1993-2006

H06000108109

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

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

JOHN A. KUHNE, JR.
1700 South Ocean Blvd., Unit 6 Delray Beach FL 33483

Article VII. Officers

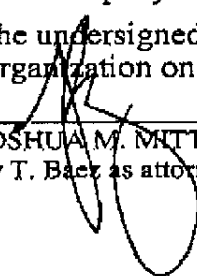
The Company's officers are:

President	John A. Kuhne, Jr.
Secretary	
Treasurer	

Article VII. Company Existence

The Company's existence shall begin effective as of April 21, 2006.

The undersigned authorized representative of a member executed these Articles of Organization on April 21, 2006.



JOSHUA M. MITTENTHAL
by T. Baer as attorney-in-fact

Joshua M. Mittenthal | FL Bar Member 145572
The Law Office of Joshua M. Mittenthal, P.A.
5499 N. Federal Highway, Suite K
Boca Raton FL 33487
561-862-0955

RECEIVED
AND
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 APR 21 AM 9:26

APPROVED
AND
FILED

H06000108109

Copyright © 1993-2006 CC

H06000108109

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

1700 South Ocean Blvd. LLC

REGISTERED AGENT/OFFICE:

Joshua M. Mittenthal, Esq.
5499 N. Federal Highway, Suite K
Boca Raton FL 33487

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.



JOSHUA M. MITTENTHAL, ESQ.
by T. Back as attorney-in-fact

Date: April 21, 2006

Joshua M. Mittenthal | FL Bar Member 145572
The Law Office of Joshua M. Mittenthal, P.A.
5499 N. Federal Highway, Suite K
Boca Raton FL 33487
561-862-0955

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 APR 21 AM 9:21

APPROVED
AND
FILED

H06000108109