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Florida Department of State  
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To: Division of Corporations  
Fax Number : (850)617-6383

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)694-1639

Effective Date 08/30/11

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

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FLORIDA LIMITED LIABILITY CO.

711 PROPERTY GROUP, LLC

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EXAMINER



August 31, 2011

FLORIDA DEPARTMENT OF STATE  
Division of Corporations  
CORPORATE CREATIONS INTERNATIONAL INC.

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SUBJECT: 711 PROPERTY, LLC  
REF: W11000045095

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Section 608.406, Florida Statutes, was amended effective July 1, 2007, to require the name of a limited liability company to be distinguishable from the names of all other filings filed with the Division of Corporations, except for fictitious name registrations and general partnership registrations.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Adding of Florida or Florida to the end of the name is not acceptable. A search for name availability can be made on the Internet through the Division's records at [www.sunbiz.org](http://www.sunbiz.org).

Please note the name of a limited liability company must end with the words Limited Liability Company, the abbreviation L.L.C., or the designation LLC. The word Limited may be abbreviated as Ltd. and the word Company may be abbreviated as Co. The following suffixes are no longer acceptable: Limited Company, L.C., and LC.

The document number of the name conflict is #L05000068655, 7-11 PROPERTIES LLC.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6043.

Joey Bryan

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P.O. BOX 6327 - Tallahassee, Florida 32314

850-617-6381

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Letter Number: 911A00020284

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Division of Corporations

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TALLAHASSEE, FLORIDA

P.O BOX 6327 - Tallahassee, Florida 32314

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
711 Property Group, LLC

### Article II. Address

The street and mailing address of the Company's initial principal office is:  
711 Property Group, LLC  
370 MIRACLE MILE  
CORAL GABLES FL 33134

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Law Offices of Anibal J. Duarte-Viera, P.A.  
370 MIRACLE MILE  
CORAL GABLES FL 33134

Effective Date 08/30/11

### 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.

Law Offices of Anibal J. Duarte-Viera, P.A.  
370 MIRACLE MILE  
CORAL GABLES FL 33134  
305-447-4676 x5

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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 member-managed company. The name and address of each member is:

Duarte-Viera Enterprises, LP  
370 MIRACLE MILE  
CORAL GABLES FL 33134

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Article VII. Company Existence

The Company's existence shall begin effective as of August 30, 2011.

The undersigned authorized representative of a member executed these Articles of Organization on 8/31/2011.



\_\_\_\_\_  
LAW OFFICES OF ANIBAL J. DUARTE-VIERA, P.A.

by Valerie Hawk-Donohue as atty-in-fact

Law Offices of Anibal J. Duarte-Viera, P.A.  
370 MIRACLE MILE  
CORAL GABLES FL 33134  
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:


711 Property Group, LLC

REGISTERED AGENT/OFFICE:

Law Offices of Anibal J. Duarte-Viera, P.A.  
370 MIRACLE MILE  
CORAL GABLES FL 33134

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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.



LAW OFFICES OF ANIBAL J. DUARTE-VIERA, P.A.  
by Valerie Hawk-Donohue as atty-in-fact

Date: August 30, 2011.

Law Offices of Anibal J. Duarte-Viera, P.A.  
370 MIRACLE MILE  
CORAL GABLES FL 33134  
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