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Email Address: Kolleen.Cobb@flaglurden.com

FLORIDA LIMITED LIABILITY CO.
Flagler Brokerage and Management Services LLC A. LUNT

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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EXAMINER

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ARTICLES OF ORGANIZATION
OF

FLAGLER BROKERAGE AND MANAGEMENT SERVICES LLC

Pursuant to Section 608.407 of the Florida Statutes, the undersigned hereby files these Articles of Organization as follows:

ARTICLE I - NAME

The name of the Limited Liability Company is FLAGLER BROKERAGE AND MANAGEMENT SERVICES LLC.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is 2855 S. LeJeune Road, 4th Floor, Coral Gables, Florida 33134.

ARTICLE III - INITIAL REGISTERED AGENT

The street address of the initial Registered Office of this Company in the State of Florida shall be 2855 S. LeJeune Road, 4th Floor, Coral Gables, FL 33134. The name of the initial Registered Agent of this Company at the above address shall be Kolleen O. P. Cobb.

ARTICLE IV - OFFICERS

The name and position of the initial officers of the Company are as set forth below and such person shall hold such offices until his successor is elected by the Board of Managers:

<u>Name</u>	<u>Position</u>
Vincent Signorello	President
John Guitar	Vice President
Kolleen O.P. Cobb, Esq.	Vice President/ Secretary
Keith Tickell	Vice President
Juan (Rusty) Godoy	Vice President/Assistant Secretary
Jeanne Storms	Vice President
James Hoener	Vice President

ARTICLE V - DURATION

The period of duration for the Limited Liability Company is perpetual.

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IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set her hand and seal this 13th day of March, 2011.



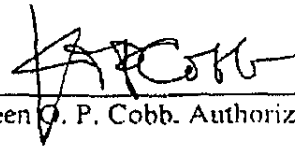
Name: Kalleen O. P. Cohh
Title: Authorized Agent

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**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent:


FLAGLER BROKERAGE AND MANAGEMENT SERVICES LLC desiring to organize as a limited liability company under the laws of the State of Florida has designated 2855 S. LeJeune Road, 4th Floor, Coral Gables, FL 33134 as registered office and named Kolleen O.P. Cobb as the initial registered agent.

By: 
Kolleen O. P. Cobb, Authorized Agent

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Having been named Registered Agent for the above stated limited liability company, at the designated Registered Office, the undersigned hereby accepts said appointment and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the obligations of the undersigned's position as registered agent as provided for in Section 608.415, Florida Statutes.

By: 
Kolleen O.P. Cobb, Registered Agent