

# L01000014175

Florida Department of State  
Division of Corporations  
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From:  
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305) 672-0686  
Fax Number : (305) 672-9110

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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## LIMITED LIABILITY COMPANY

480 Property LLC

Certificate of Status	1
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Estimated Charge	\$130.00

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
480 Property LLC

### Article II. Address

The Company's street and mailing address is:  
480 Property LLC  
8550 NW 33rd Street  
Suite 200  
Miami FL 33122

EFFECTIVE DATE  
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### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Luis Agramunt  
8550 NW 33rd Street  
Suite 200  
Miami FL 33122

### 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.

Anibal J. Duarte-Viera, Esquire | FL Bar Member  
Law Offices of Anibal J. Duarte-Viera, P.A.  
8550 NW 33rd Street  
Suite 200  
Miami FL 33122  
305-774-1300  
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Article V. Management

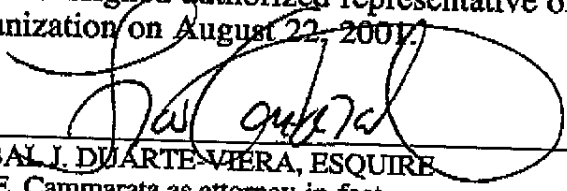
This will be a manager-managed company. The name and address of each manager is:

ANIBAL J. DUARTE-VIERA  
8550 NW 33rd Street Suite 200 Miami FL 33122

Article VI. Company Existence

The Company's existence shall begin effective as of August 21, 2001.

The undersigned authorized representative of a member executed these Articles of Organization on August 22, 2001.



ANIBAL J. DUARTE-VIERA, ESQUIRE  
by F.E. Cammarata as attorney-in-fact

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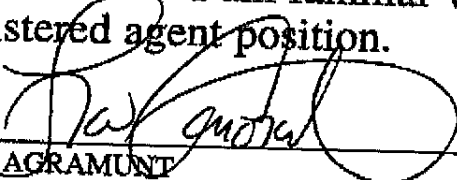
## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:  
480 Property LLC

REGISTERED AGENT/OFFICE:  
Luis Agramunt  
8550 NW 33rd Street  
Suite 200  
Miami FL 33122

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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.

  
\_\_\_\_\_  
LUIS AGRAMUNT  
by F.E. Cammarata as attorney-in-fact

Date: August 22, 2001

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