

Division of Corporations

Page 1 of 1

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Florida Department of State
Division of Corporations
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TALLAHASSEE, FLORIDA

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AL

LIMITED LIABILITY COMPANY

17th Street Holdings, LLC

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ARTICLES OF ORGANIZATION
OF
17TH STREET HOLDINGS, LLC

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TALLAHASSEE, FLORIDA

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

ARTICLE I
NAME

The name of the Limited Liability Company is 17TH STREET HOLDINGS, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is 9400 South Dadeland Boulevard, Suite 100, Miami, Florida 33156.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

| <u>Name</u> | <u>Address</u> |
|--------------------|--|
| Brian J. McDonough | 2200 Museum Tower 150 West Flagler Street Miami, Florida 33130 |

Filed by: J. Gerstenfeld, Corp. Legal Asst.
Stearns Weaver Miller, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

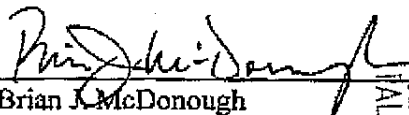
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ARTICLE V
MANAGEMENT

The Company is to be managed by its members.

IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles of Organization for the foregoing uses and purposes this 2th day of August, 2002.



Brian J. McDonough
Authorized Representative of Members

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TALLAHASSEE, FLORIDA

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

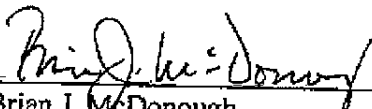
Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement to designate a registered office and registered agent in the State of Florida.

- 1. The name of the Company is 17th Street Holdings, LLC.
- 2. The name and street address of the registered agent and office

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

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Dated: August 12th, 2002

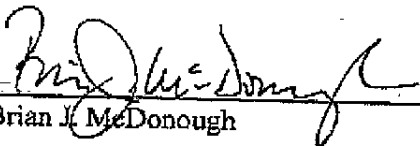


Brian J. McDonough
Authorized Representative of Members

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: August 12th, 2002



Brian J. McDonough