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Florida Department of State
Division of Corporations
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To:

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Fax Number : (850) 922-4003

From:

Account Name : BEDZOW, KORN, BROWN, MILLER & ZEMEL, P.A.
Account Number : I19990000244
Phone : (305) 935-6888
Fax Number : (305) 936-9502

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STATE OF FLORIDA
DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY

16700 DEVELOPMENT, L.C.

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

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**ARTICLES OF ORGANIZATION
OF
16700 DEVELOPMENT, L.C.**

THE UNDERSIGNED, the initial member of 16700 DEVELOPMENT, L.C., a Florida limited liability company formed hereunder (the "Company"), hereby forms a limited liability company under the laws of the State of Florida.

ARTICLE I. COMPANY NAME

The name of this Company is: 16700 DEVELOPMENT, L.C.

ARTICLE II. COMMENCEMENT AND TERM OF EXISTENCE

In accordance with Section 608.409 (1) of the Florida Limited Liability Company Act (the "Act"), the term of existence of the Company shall commence upon the filing of these executed Articles of Organization with the Florida Department of State, and shall continue perpetually, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

ARTICLE III. MAILING ADDRESS OF COMPANY

The mailing address of this Company is:

409 W. Hallandale Beach Boulevard
Hallandale, Florida 33009

ARTICLE IV. STREET ADDRESS OF COMPANY

The street address of the principal office of the Company is:

409 W. Hallandale Beach Boulevard
Hallandale, Florida 33009

ARTICLE V. REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

GARY A. KORN, ESQ.
BEDZOW, KORN, BROWN, MILLER, & ZEMEL, P.A.
20803 Biscayne Boulevard, Suite 200
Aventura, Florida 33180
(305) 935-6888

ARTICLE VI. ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the affirmative vote of a majority of those managers of the Company in attendance at a duly called meeting of the managers at which a quorum exists or by written consent of a majority of the managers of the Company. Any new member which is approved by the managers of the Company as set forth herein shall become a member of the Company upon payment of the contribution to the capital of the Company as established from time to time by the managers, and upon such member's agreement to comply with these Articles of Organization, the Operating Agreement and such other documents, statutes, rules, regulations or guidelines as the managers may from time to time determine in their sole discretion.

ARTICLE VII. RIGHT OF ASSIGNEE TO BECOME A MEMBER

Except as may be otherwise provided in the Operating Agreement, an assignee of a member's interest in the Company may become a member of the Company, and acquire the rights and powers and be

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**CERTIFICATE ACCEPTING DESIGNATION AS
AN AGENT UP ON WHOM SERVICE OF PROCESS WITHIN
THIS STATE MAY BE SERVED**

The following is submitted pursuant to Sections 608.415 and 608.507 of the Florida Limited Liability
Company Act:

Having been appointed as registered agent of 16700 DEVELOPMENT, L.C.,
a Florida limited liability company in its Articles of Organization, at the place
designated in such Articles of Organization, the undersigned hereby agrees
to act in this capacity and affirms that he is familiar with, and accepts, the
obligations of such position.

Dated: April 12, 2000.



GARY A. KORN, ESQ.

00 APR 13 PM 5:00
INVESTMENT SERVICES

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