

MARSHA G. MADORSKY  
ATTORNEYS AT LAW

L00000004906

April 19, 2000

VIA FEDERAL EXPRESS

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

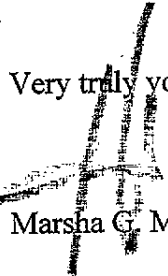
Re: 1721 ASSOCIATES, L.L.C.

200003216712--2  
-04/20/00--01072--001  
\*\*\*\*125.00 \*\*\*\*125.00

Dear Sir/Madam:

Enclosed please find original and one (1) copy of the Articles of Organization of 1721 Associates, L.L.C. Please file the original and return a conformed, stamped copy to me. I have also enclosed my check in the amount of \$125.00 to cover the filing fee for same.

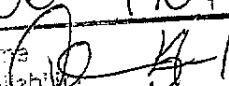
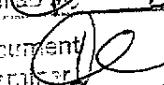

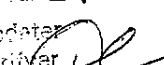


Thank you for your assistance in this matter.

Very truly yours,  
  
Marsha G. Madorsky

MGM:nb  
Enclosure

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L00-4906

Name Available	
Document Examiner	
Updater	
Updater Verifier	
Acknowledgment	
W. P. Verifier	

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**ARTICLES OF ORGANIZATION**  
**OF**  
**1721 ASSOCIATES, L.L.C.**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization ("Articles"). I further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**

**NAME**

The name of the limited liability company shall be 1721 ASSOCIATES, L.L.C. ("Limited Liability Company").

**ARTICLE II**

**EFFECTIVE DATE**

Pursuant to Section 608.409(1), Fla. Stat. (1999), the Limited Liability Company's existence shall begin at the date and time when the Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement on the original document.

**ARTICLE III**

**ADDRESS**

The mailing address and street address of the principal office of the business shall be located at 3361 S.W. 3rd Avenue, Miami, Florida 33145, or such a place as may be designated by the Member(s).

**ARTICLE IV**

**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial Registered Office of the Limited Liability Company is 2665 S. Bayshore Drive, Suite 603, Miami, FL 33133, and the name of the Limited Liability Company's initial Registered Agent is Marsha G. Madorsky.

**ARTICLE V**

**PURPOSES AND POWERS**

The purpose and character of the Company is to engage in any activity or business authorized under the Florida Statutes. In general, the Limited Liability Company shall carry on any and all incidental business; to have an exercise all the powers conferred by the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do. The Company shall have all powers granted to limited liability companies under Florida law.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit, the Limited Liability Company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

**ARTICLE VI**

**DURATION**

The Limited Liability Company shall commence its existence on the date these Articles are filed by the Florida Department of State. The Limited Liability Company's existence shall terminate not later than March 31, 2030, or upon dissolution prior thereto pursuant to the

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provisions hereof and upon filing of Articles of Dissolution with the Secretary of State pursuant to Florida Statute 608.441, or as provided in the Regulations adopted by the Member(s).

**ARTICLE VII**

**INITIAL MEMBERS**

The Initial Members of this Limited Liability Company and their addresses are:

<u>NAME</u>	<u>ADDRESS</u>
JOYCE BEBER	3361 S.W. 3rd Avenue Miami, Florida 33145
JENNIFER BEBER	3361 S.W. 3rd Avenue Miami, Florida 33145
ELAINE SILVERSTEIN	3361 S.W. 3rd Avenue Miami, Florida 33145

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**ARTICLE VIII**

**MANAGEMENT**

The Limited Liability Company shall be managed by its Member(s) in accordance with regulations adopted by the Members for the management of the business and affairs of the Limited Liability Company. These regulations, set forth in an Operating Agreement, may contain any provisions for the management of the Limited Liability Company not inconsistent with law or these Articles of Organization.

**ARTICLE IX**

**ADDITIONAL MEMBER(S)**

Additional Member(s) may be admitted to the Limited Liability Company only upon the unanimous vote of the existing Member(s). New Member(s) may be admitted upon such terms and conditions as the existing Member(s) may determine.

**ARTICLE X**

**DISSOLUTION**

In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or upon the occurrence of any other event of dissolution as the Member(s) may specify by regulation or operating agreement, which terminates the continued membership of a Member in the Limited Liability Company, the Limited Liability Company shall be dissolved unless within thirty (30) days after such event, the remaining Member(s) agree in writing to continue the business of the Limited Liability Company.

**ARTICLE XI**

**INDEMNIFICATION**

The Limited Liability Company shall, to the fullest extent permitted by law, be entitled to indemnify any Member for any liability incurred in connection with any action, if such Member acted in good faith and in a manner it reasonably believed to be in furtherance of, or not opposed to, the best interests of the Limited Liability Company. The Limited Liability Company shall indemnify any person who is or was a party, or who is threatened to be made a party, to any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact that he or she is or was

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a Member, managing Member or employee of the Limited Liability Company, or is or was serving at the request of the Limited Liability Company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgments, decrees, fines, penalties and amounts paid in settlement, which were actually and reasonably incurred by him or her in connection with such action, suit or proceeding, if he or she acted in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the company, and, with respect to any criminal action or proceeding, he or she had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to the best interests of the Limited Liability Company.

**ARTICLE XII**

**POWER TO AMEND**

The power to adopt, alter, amend or repeal the Articles of Organization of the Limited Liability Company shall be vested solely in the Member(s) of the Limited Liability Company, and shall be by a majority vote of approval of the Member(s).

**ARTICLE XIII**

**LIMITATION OF LIABILITY OF MEMBER(S)**

The personal liability of the Member(s) to the Limited Liability Company and other Member(s) shall be limited to the maximum extent allowed by Florida law and there shall be no

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Member who is personally liable for the debts of, or claims against, the Limited Liability Company.

**ARTICLE XIV**

**TRANSFERABILITY OF INTEREST**

No Member of the Company may transfer or assign its interest in the Company without the prior written consent of all of the other Member(s). Any attempt to transfer or assign a Member's interest, without such a written consent, shall not entitle the transferee to participate in the management of the business and affairs of the Company or to become a Member. The transferee shall be only entitled to receive the share of profits or other compensation of income and the return of contributions to which the Member otherwise would be entitled.

**ARTICLE XV**

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal the Operating Agreement of the Limited Liability Company shall be vested in the Member(s) of the Limited Liability Company. The Operating Agreement adopted by the Member(s) may be repealed or altered; new regulations may be adopted by the Member(s); and the Member(s) may prescribe in any Operating Agreement made by them that such Operating Agreement may not be altered, amended, or repealed by the Member manager or managers. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Limited Liability Company not inconsistent with Florida law or the Articles of Organization.

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IN WITNESS WHEREOF, the undersigned Authorized Representative has made and subscribed these Articles of Organization this 18th day of April, 2000.

By: Victor S. Kostro  
VICTOR S. KOSTRO, ESQ.,  
Authorized Representative of  
1721 Associates, L.L.C.

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS  
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 608,407, Florida Statutes, the following is submitted in compliance with said Act:

FIRST, that 1721 ASSOCIATES, L.L.C., desiring to organize under the laws of the State of Florida, with its principal office as indicated by the Articles of Organization in the City of Miami, County of Dade, State of Florida, has named MARSHA G. MADORSKY, located at Carlton Fields, 100 S.E. Second Street, Miami, Florida as its agent to accept service of process within this State.

**ACKNOWLEDGEMENT:**

Having been named to accept service of process for the above stated Limited Liability Company at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office, and as Registered Agent am familiar with, and accept, the obligations of that position.

By: 

MARSHA G. MADORSKY

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