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Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850) 205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

LIMITED LIABILITY COMPANY

JJJ PROPERTY INVESTORS, L.C.

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION  
OF  
JJJ PROPERTY INVESTORS, L.C.**

THESE ARTICLES are executed on this 10<sup>th</sup> day of April, 2001, with respect to JJJ PROPERTY INVESTORS, L.C. (hereinafter sometimes referred to as the "Company").

**ARTICLE I  
Name**

The name of the Limited Liability Company is: **JJJ PROPERTY INVESTORS, L.C.**

**ARTICLE II  
Business**

The Limited Liability Company's business is the management and investment in real property and personal property and all other related acts. The Company may also do all things not otherwise illegal under the laws of Florida.

**ARTICLE III  
Registered Agent**

The name and post office address of the Limited Liability Company's registered agent is:

DAVID R. GUTTENTAG  
4595 Northwest 37<sup>th</sup> Court  
Miami, FL 33142

DAVID R. GUTTENTAG resides and has his business address within the State of Florida.

**ARTICLE IV  
Specified Principal Office/Mailing Address**

The mailing address as well as the post office address of the principal office at which the records required to be kept by the Company are kept is: 4595 Northwest 37<sup>th</sup> Court, Miami, FL 33142.

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**ARTICLE V  
Management**

The Company is to be managed by its Member. The name and address of the Member-Manager are as follows:

**Name of Member Manager**

**Address**

David R. Guttentag

4595 Northwest 37<sup>th</sup> Court  
Miami, FL 33142

The initial Manager shall serve until the first annual meeting of the Membership.

**ARTICLE VI  
Duration**

The period of duration for the Company is twenty-five years, beginning on the date these Articles of Organization are filed with the Florida Department of State

**ARTICLE VII  
Admission of New Members**

The Member of the Company has the right to admit new Members, only upon the unanimous written consent of the existing Membership, and the existing Members shall determine the amount and nature of the contributions by new members at the time the new Members are admitted.

**ARTICLE VIII  
Right to Continue Business**

The remaining Members of the Company shall have the right to continue the business on the death, retirement, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued Membership of a Member in the Company. The business may be continued only upon the unanimous written consent of the remaining Members.

IN WITNESS WHEREOF, the undersigned has signed and sealed this certificate, on the day and year first above written.

By:

David R. Guttentag

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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STATE OF Florida )  
COUNTY OF Miami-Dade )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David R. Guttentag who is personally known or who produced N/A as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami Miami-Dade County, Florida this 10 day of April, 2001.

Notary Public, State of Florida  
at Large

My commission expires:

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the Limited Liability Company is: **JJJ PROPERTY INVESTORS, L.C.**
2. The name and address of the registered agent and office is: **DAVID R. GUTTENTAG, 4595 Northwest 37<sup>th</sup> Court, Miami, FL 33142.**

Having been named as registered agent and to accept service of process for the above named limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent.

**DATED: April 10, 2001**

  
\_\_\_\_\_  
**DAVID R. GUTTENTAG, Registered Agent**

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