

Division of Corporations

L01000005833

## Florida Department of State

Division of Corporations

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## To:

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## From:

Account Name : KATZ, BARRON, SQUITERO & FAUST, P.A.  
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## LIMITED LIABILITY COMPANY

1701 REALTY, LLC

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**ARTICLES OF ORGANIZATION  
OF  
1701 REALTY, LLC**

The undersigned, desiring to form a limited liability company (hereinafter the "Company") under and pursuant to Florida Statute 608 entitled the Florida Limited Liability Company Act (the "Act"), does hereby adopt the following Articles of Organization for the Company:

**ARTICLE I  
NAME**

The name of the Company is 1701 REALTY, LLC.

**ARTICLE II  
ADDRESS**

The mailing address and principal business address of the Company is 1601 N. E. 26<sup>th</sup> Street, Wilton Manors, Florida 33305.

**ARTICLE III  
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Company is 1601 N.E. 26<sup>th</sup> Street, Wilton Manors, Florida 33305, and the name of the initial registered agent of the Company at that address is RALPH A. MARRINSON.

**ARTICLE IV  
DURATION AND EFFECTIVE DATE**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The period of the Company's duration shall be perpetual, unless the Company is dissolved earlier pursuant to the provisions of the Regulations of the Act.

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This instrument prepared by:  
Richard B. Ivans, Esq.  
Fla. Bar No. 137540  
KATZ, BARRON, SQUITERO & FAUST  
2699 South Bayshore Drive, 7th floor  
Miami, Florida 33133  
(305)856-2444

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**ARTICLE V  
MANAGEMENT OF COMPANY**

Management of the Company shall be vested in the Manager(s) and it is, therefore, a manager-managed company.

**ARTICLE VI  
PURPOSE CLAUSE**

The Company's business and purpose shall be solely to acquire, own and lease that certain real property located at 1701 N. E. 26<sup>th</sup> Street, Wilton Manors, Florida 33305, and having a legal description as described on the attached Exhibit "A" and to engage in such other lawful activities as are incidental, necessary or appropriate to the foregoing.

IN WITNESS WHEREOF, the undersigned member has hereunto set his hand and seal this 11<sup>th</sup> day of April 2001.

MEMBER:  
MARRINSON GROUP, INC., a Florida corporation

By: [Signature]  
RALPH A. MARRINSON, President

(CORPORATE SEAL)

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, I hereby accept this 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 this position as registered agent.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 11<sup>th</sup> day of April 2001.

  
RALPH A. MARRINSON

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Exhibit "A"  
Legal Description  
Manor Pines Convalescent Center

The East One-Half of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 26, Township 49 South, Range 42 East, LESS the South 35.00 feet thereof, and the East 25 feet of the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 26, Township 49 South, Range 42 East

Said land situate within the City of Wilton Manors, Broward County, Florida.

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