

L01000007894 90-0

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

WALK IN

PICK UP

5/18/01 *[Signature]*

☒ CERTIFIED COPY *2 Certs.*

☒ CUS *gs*

☐ PHOTO COPY

☒ FILING *LLC*

APPROVED
AND
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01 MAY 18 PM 12:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1.) *85 N.W. 10th Street, LLC.*
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

500004270885--4
-05/18/01--01053--004
*****28.00 *****28.00

3.)
(CORPORATE NAME & DOCUMENT #)

500004270885--4
-05/18/01--01053--005
*****43.00 *****43.00

4.)
(CORPORATE NAME & DOCUMENT #)

500004270885--4
-05/18/01--01053--003
*****119.00 *****119.00

5.)
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS

DIVISION OF CORPORATION
01 MAY 18 AM 10:47
[Signature]
5-18-01

ARTICLES OF ORGANIZATION

OF

85 N.W. 10TH STREET, LLC.

THE UNDERSIGNED, pursuant to the provisions of Chapter 608 of the Florida Statutes for the purpose of forming a Limited Liability Company under the laws of the State of Florida do hereby set forth the following:

1. NAME

The name of the Limited Liability Company is:

85 N.W. 10TH STREET, LLC

2. PERIOD OF DURATION

This limited liability shall have perpetual existence.

3. PURPOSE

The purpose is to purchase, own, operate and maintain certain real property located at 85 N.W. 10th Street, Miami, Florida, and to engage in such other business and activities as may be permitted by the laws of the State of Florida. The Limited Liability Company shall have all of the powers vested in limited liability companies organized and existing by virtue of said laws.

4. ADDRESS OF PLACE OF BUSINESS AND MAILING ADDRESS

The address of the place of business and mailing address in Florida for the Limited Liability Company is 2121 Ponce DeLeon Boulevard, Suite 1100, Coral

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Gables, Florida 33134.

5. REGISTERED AGENT

The name and address of the initial Registered Agent in Florida for the Limited Liability Company is **SANFORD B. HORWITZ**, 2121 Ponce DeLeon Boulevard, Suite 1100, Coral Gables, Florida 33134.

6. [INTENTIONALLY OMITTED]

7. [INTENTIONALLY OMITTED]

8. ADDITIONAL MEMBERS

This Limited Liability Company may admit additional members subject to approval by vote of a majority of the existing members.

9. CONTINUITY OF BUSINESS

The members remaining after the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or after any other event which terminates the membership of a member, have the right to continue the business of this Limited Liability Company subject to the approval by unanimous vote of the remaining members.

10. MANAGEMENT

The business and affairs of the Limited Liability Company shall be managed and all decisions shall be made by the unanimous vote of the members, each member

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having one vote for each percentage point (or the appropriate fraction thereof) of "percentage ownership" in the Limited Liability Company. Notwithstanding the same, the execution of any instrument, including deeds, mortgages, leases and other contracts, purporting to be signed on behalf of the Limited Liability Company by any two (2) members shall, as to any third party relying thereon, be conclusively presumed to have been the authorized act of the Limited Liability Company, and shall, for all purposes, bind it. The names, addresses and percentage ownership of the members of the Limited Liability Company are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE</u>
Michael B. Goldstein	2121 Ponce DeLeon Blvd. Suite 1100 Coral Gables, FL 33134	
Sanford B. Horwitz	2121 Ponce DeLeon Blvd. Suite 1100 Coral Gables, FL 33134	
David L. Lombardi	975 Arthur Godfrey Road Suite 209 Miami Beach, FL 33140	
Stephen Horwitz	2999 N.E. 191 Street North Miami Beach, FL	
Todd M. Glaser	975 Arthur Godfrey Road Suite 209 Miami Beach, FL 33140	

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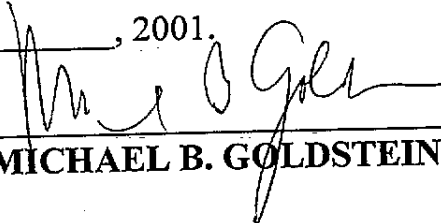
11. REGULATIONS

The regulations of this Limited Liability Company may only be adopted, amended, altered or repealed by a majority vote of the members, said votes being cast in the manner set forth in Paragraph 10 above.

12. AMENDMENT

This Limited Liability Company reserves the right to amend, alter or repeal any provision contained in these Articles of Organization by a majority vote of the members, said votes being cast in the manner set forth in Paragraph 10 above.


Executed this 17th day of May, 2001.

 (SEAL)
MICHAEL B. GOLDSTEIN

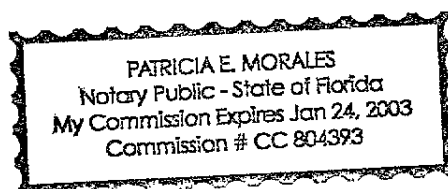
STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of May, 2001, by MICHAEL B. GOLDSTEIN, member of 85 N.W. 101st STREET, LLC., a Florida Limited Liability Company to be formed, who is personally known to me, or if not, produced _____ as identification.


Notary Public

My Commission Expires:



01 MAY 18 PM 12:29

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Executed this 17th day of May, 2001.

Sanford B. Horwitz (SEAL)
SANFORD B. HORWITZ

STATE OF FLORIDA

COUNTY OF Miami-Dade

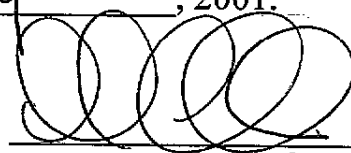
The foregoing instrument was acknowledged before me this 17th day of May, 2001, by **SANFORD B. HORWITZ**, member of **85 N.W. 10TH STREET, LLC**, a Florida Limited Liability Company to be formed, who is personally known to me, or if not, produced _____ as identification.

Patricia E. Morales
Notary Public

My Commission Expires:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Executed this 16 day of MAY, 2001.



(SEAL)

DAVID L. LOMBARDI

STATE OF FLORIDA

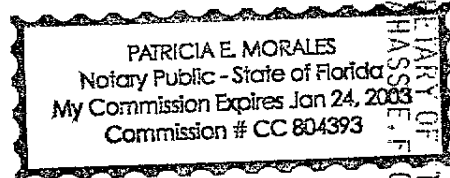
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 16 day of May, 2001, by **DAVID L. LOMBARDI**, member of **85 N.W. 10TH STREET, LLC**, a Florida Limited Liability Company to be formed, who is personally known to me, or if not, produced _____ as identification.

Patricia E. Morales

Notary Public

My Commission Expires:



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TALLAHASSEE, FLORIDA

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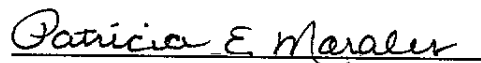
Executed this 17 day of May, 2001


STEPHEN HORWITZ

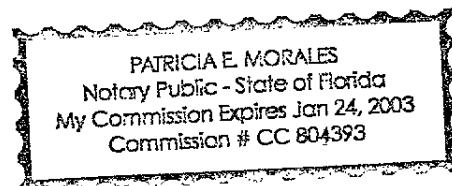
STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of May, 2001, by **STEPHEN HORWITZ**, member of **85 N.W. 10TH STREET, LLC**, a Florida Limited Liability Company to be formed, who is personally known to me, or if not, produced _____ as identification.

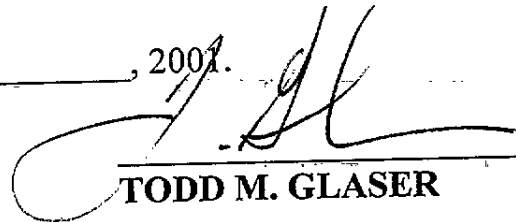

Notary Public

My Commission Expires:



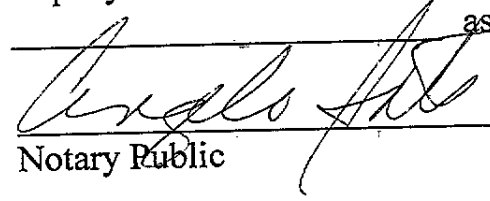
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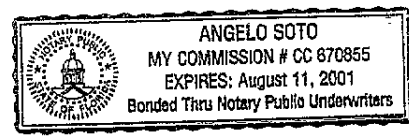

TODD M. GLASER

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 17 day of May, 2001, by **TODD M. GLASER**, member of **85 N.W. 10TH STREET, LLC**, a Florida Limited Liability Company to be formed, who is personally known to me, or if not, produced as identification.


Notary Public

My Commission Expires:



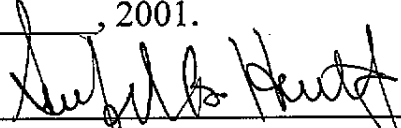
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ACCEPTANCE BY REGISTERED AGENT

HAVING been appointed the Registered Agent of **85 N.W. 10TH STREET, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Florida Statutes Section 608.415 and is herewith simultaneously designated as Registered Agent by **85 N.W. 10TH STREET, LLC**.

Executed this 17th day of May, 2001.


SANFORD B. HORWITZ
REGISTERED AGENT

JLS/dm

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