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Florida Department of State
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

20251 VENTURE, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
OF
20251 VENTURE, L.L.C.

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

1. Name. The name of the limited liability company is 20251 VENTURE, ("Company").

2. Duration. The Company shall exist from the date of filing these Articles with the Department of State until the occurrence of any of the events specified in Florida Statutes Section 608.441, unless continued by the unanimous consent of all of the remaining members.

3. Mailing Address and Street Address. The Company's mailing and street address is 2699 South Bayshore Drive, Suite 500, Miami, Florida 33133.

4. Registered Agent and Office. The name of the initial registered agent of the Company is Jay H. Rossin. The street address of the initial registered agent of the company is 2699 South Bayshore Drive, Suite 500, Miami, Florida 33133.

5. Additional Members. Additional members to the Company may be admitted, but only if all the current members agree to the admission of the additional members and to the terms of admission.

6. Termination of Membership. If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members may, by unanimous written agreement, continue the business of the Company.

Prepared by: Jay H. Rossin, C.P.A.
2699 South Bayshore Drive
Suite 500
Miami, Florida 33133

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PALM BEACH, FLORIDA

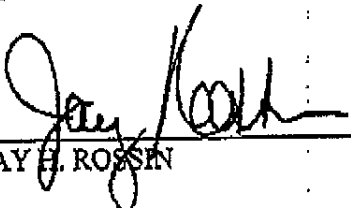
7. Management of the Company. The management of the limited liability company is reserved to the members. The following member will initially be the day-to-day managing member:

Jay H. Rossin
2699 South Bayshore Drive
Suite 500
Miami, Florida 33133

8. Regulations. The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulation and management of the affairs of the Company.

9. Date of Existence of the Company. The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

The undersigned executed these Articles of Organization on November 30, 2001



JAY H. ROSSIN

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CLERK OF STATE
TALLAHASSEE, FLORIDA

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


Pursuant to the Provisions of Section 608.415, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designation of the Registered Office/Registered Agent, in the State of Florida.

1. The name of the Limited Liability Company is: 20251 VENTURE, L.L.C.
2. The name and address of the Registered Agent and office is:

Jay H. Rossin
2699 South Bayshore Drive
Suite 500
Miami, Florida 33133

Having been named as Registered Agent and to accept service of process for the above stated 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 this 30th day of November, 2001.



JAY H. ROSSIN

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TALLAHASSEE, FLORIDA

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