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Florida Department of State
Division of Corporations
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Katherine Harris, Secretary of State

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

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

LIMITED LIABILITY COMPANY

Real Estate on Board, L.L.C.

Certificate of Status	1
Certified Copy	0
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**ARTICLES OF ORGANIZATION
OF
REAL ESTATE ON BOARD, L.L.C.**

ARTICLE I

NAME

The name of the limited liability company shall be:

REAL ESTATE ON BOARD, L.L.C.

ARTICLE II

EXISTENCE AND DURATION

The existence of the limited liability company shall be perpetual unless sooner dissolved in accordance with the laws of the State of Florida.

ARTICLE III

PURPOSE

This limited liability company may engage in any activity or business permitted under the laws of the United States and of the State of Florida, and shall have all powers necessary or convenient to effect any or all of the purposes for which the company is organized.

ARTICLE IV

PRINCIPAL PLACE OF BUSINESS

The initial mailing and street address for the principal office of this limited liability company is:
3905 Alton Road, Miami Beach, Florida 33140.

ARTICLE V

INITIAL REGISTERED AGENT

The initial registered agent and street address of the initial registered agent of the limited liability

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

company shall be:

ROSSZ FIU CORPORATION

c/o Spencer Fox, Vice President
Cohen | Fox, P.A.
201 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

ARTICLE VI

MANAGEMENT

The limited liability company is to be managed by a manager, and the name and address of such manager who is to serve as manager is:

Alan Jacobson

3905 Alton Road
Miami Beach, Florida 33140

ARTICLE VII

**RESTRICTIONS ON MEMBERSHIP AND RIGHT TO CONTINUE
AFTER WITHDRAWAL OF MEMBER**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members. Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business upon unanimous consent of such remaining members.

ARTICLE VIII

CONTRACTING DEBTS

The Manager shall be authorized to incur any liability on behalf of the limited liability company.

ARTICLE IX

INDEMNIFICATION

This company shall indemnify its Manager to the full extent permitted by the laws of the State of Florida.

In accordance with Section 608.408(3) F.S., the undersigned member by execution of this affidavit

01 DEC -5
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TALLAHASSEE, FLORIDA

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affirms under the penalties of perjury that the facts stated herein are true. Executed by the undersigned member at Miami, Florida this ____ day of December, 2001.

BY: 

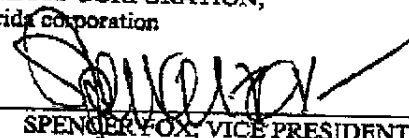
Spencer Fox

CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT/REGISTERED OFFICE

Having been named as registered agent of **REAL ESTATE ON BOARD, L.L.C.** to accept service of process for such limited liability company at the place designated in this certificate, the undersigned accepts such appointment and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

Dated this 4 day of December, 2001.

ROSSZ FIU CORPORATION,
a Florida corporation

By: 

SPENCER FOX, VICE PRESIDENT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 DEC -5

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