

L020000006BZ1

OFFICE USE ONLY(DOCUMENT #)

LAZARUS CORPORATE FILING SERVICE

3320 S.W. 87 AVENUE

MIAMI, FLORIDA (305)552-5973

TERESA ROMAN (TALLAHASSEE REPRESENTATIVE)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. 178 STREET REALTY, LLC
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 2:06

☐ Mail out ☐ Will wait

☐ Photocopy

☒ Certified Copy

☐ Certificate of Status

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

02 MAR 22 AM 11:36

APPROVED
AND FILED

DIVISION OF CORPORATION

02 MAR 22 AM 10:46

RECEIVED

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

900005145688-6
-03/22/02--01030--002
****155.00 ****155.00

B2-7702

ARTICLES OF ORGANIZATION
FOR LIMITED LIABILITY COMPANY

ARTICLE I

Name

The name of the Limited Liability Company is:

188 STREET REALTY, LLC

ARTICLE II

Address

The mailing address and street address of the principal office of the Limited Liability Company is 2250 SW 3rd Avenue, 5th Floor, Miami, Florida 33129.

ARTICLE III

Duration

The period of duration for the Limited Liability Company shall be for ninety nine (99) years.

ARTICLE IV

Management

The Limited Liability Company is to be managed by one or more managers and is a manager managed company. The managers' names and addresses are as follows:

John Miller, 2250 SW 3rd Avenue, 5th Floor, Miami, Florida 33129.

Elizabeth Miller, 2250 SW 3rd Avenue, 5th Floor, Miami, Florida 33129.

ARTICLE V

Admission of Additional Members

Members shall have the right to admit additional members according to the following terms and conditions: All members are required to vote on whether to admit any additional members. Members may conduct these matters telephonically, where a roll call will be taken for record keeping purposes. Each member's vote shall be weighted in proportion to the member's ownership percentage in accordance with Article IV.

02 MAR 22 AM 11:36
SECRETARY OF STATE
ALLAHASSSE, FLORIDA

APPROVED
AND
FILED

ARTICLE VI
Members Rights to Continue Business

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the member or his estate must proffer his shares to the other member(s) with an asking price as determined by the operating agreement. The remaining members will then have the right to either (i) accept the asking price and purchase the outgoing members shares, or (ii) proffer their own shares to the outgoing member for the same price, prorated based on their ownership percentage(s) at the time of the occurrence.

ARTICLE VII
Registered Agent

The name and street address of the initial registered agent of the Corporation is:

Jorge H. Ramos, P.A. *L18098*
2250 SW 3rd Avenue, 5th Floor
Miami, Florida 33129

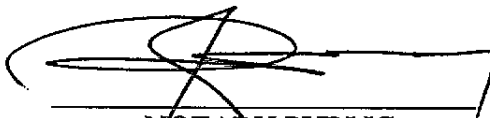
IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 18TH day of March 2002.

John Miller

JOHN MILLER

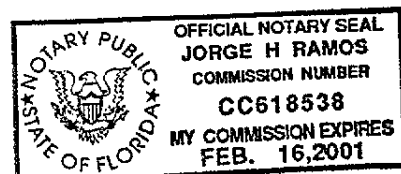
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SWORN TO and SUBSCRIBED before me, in the County and State last aforesaid, on this 18 March 2002, by John Miller, to me personally known to be the person described in and who subscribed to the above Articles of Organization, and who did freely and voluntarily acknowledge before me according to law that he made and subscribed the same for the uses and purposes therein mentioned.



NOTARY PUBLIC,
State of Florida

My Commission Expires:



APPROVED
AND
FILED

02 MAR 22 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, 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:


188 STREET REALTY, LLC.

2. The name and address of the registered agent and office is:

Jorge H. Ramos, P.A.
2250 SW 3rd Avenue, 5th Floor
Miami, Florida 33129

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 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.

Jorge H. Ramos, P.A.

By: 
Jorge H. Ramos

JAN 22 AM 11:36
CLERK OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED