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Division of Corporations

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Florida Department of State

Division of Corporations

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Account Name : FILINGS, INC.
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LIMITED LIABILITY COMPANY

PORT PLAZA, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

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DIVISION OF CORPORATION

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ARTICLES OF ORGANIZATION OF PORT PLAZA, L.L.C.
a Florida limited liability company

The undersigned, being authorized to execute and file these Articles, hereby certifies that

ARTICLE I — Name:

The name of the limited liability company is: PORT PLAZA, L.L.C.

ARTICLE II — Address:

The mailing address of the principal office of the limited liability company is: P.O. Box 30268, Fort Lauderdale, Florida 33303 and the street address of the principal office of the limited liability company is c/o DBR Asset Management, Inc., 1 Financial Plaza, Suite 2001, Fort Lauderdale, Florida 33394.

ARTICLE III — Duration:

The period of duration for the limited liability company shall begin on the date of filing these Articles of Organization with the Florida Secretary of State and shall have a perpetual existence and duration, until terminated in accordance with applicable law.

ARTICLE IV — Members:

The limited liability company has two (2) members whose names and addresses are:

- (1) III T, Ltd., a Florida limited partnership
P.O. Box 30268
Fort Lauderdale, Florida 33303; and
- (2) Anthony Bruno
330 State Road #4
Fort Lauderdale, Florida 33315

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be that each existing member must consent in writing to admit any additional member.

ARTICLE V — Management:

The limited liability company is to be managed by its managing member and the name and address of the managing member is III T, Ltd., a Florida limited partnership, P.O. Box 30268, Fort Lauderdale, Florida 33303.

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ARTICLE VI -- Members' Rights to Continue Business

The remaining member(s) of the limited liability company is/are hereby given the right to continue the business on 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.

ARTICLE VII -- Limitation on Agency Authority of Members

Pursuant to Section 608.424 of the Florida Limited Liability Company Act, no member of the limited liability company shall be an agent of the company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the company solely by virtue of being a member.

ARTICLE VIII -- Registered Agent

The name and street address of the initial Registered Agent is David G. Murray, 1401 East Broward Blvd., Suite 200, Fort Lauderdale, Florida 33301.

IN WITNESS WHEREOF, the undersigned managing member has executed these Articles of Organization this 23 day of March, 2002.

III T, Ltd., a Florida limited partnership,
managing member

By: Tardot Realty & Investments, Inc., a
Florida corporation, General Partner

By: 
Leslie S. Turchin, President

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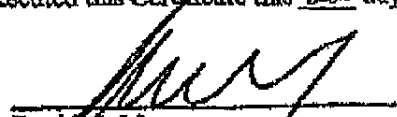
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**CERTIFICATE OF ACCEPTANCE BY
REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, the undersigned submits the following statement in accepting the designation as registered agent of **PORT PLAZA, L.L.C.**, a Florida limited liability company (the "Company"), in the Company's Articles of Organization:

Having been named as registered agent and to accept service of process for the Company at the registered office designated in the Company's Articles of Organization, the undersigned accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the undersigned is familiar with and accepts the obligations of its position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 22 day of March, 2002.


David G. Murray
1401 E. Broward Blvd., Suite 200
Fort Lauderdale, Florida 33301

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