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Florida Department of State

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RECEIVED 02 SEP 17 PM 1: 42 VISIOH UF CORFORATION

LIMITED LIABILITY COMPANY

1900 SOUTH MIAMI AVENUE, L.L.C.

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\$155,00

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articles of organization FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name

The name of the Limited Liability Company is:

1900 SOUTH MLAMI AVENUE, L. L. C.

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company in the State of Florida is 2600 Southwest Third Avenue, Suitz 730, Mizmi, Florida 33129. The Board of Managers may from time to time move the principal office to another address in

ARTICLE III - Duration

This Limited Liability Company is to exist for thirty (30) years. The remaining members may vote to continue the Limited Liability Company's business without regard to the death. rethrenest, 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 IV - Management

The Limited Liability Company is to be managed by the members and the name and address of

<u>Name</u>

Address

B Desclopments, L. L. C.

2600 Southwest Third Avenue Saite 730

Miami, Florida 33129

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ARTICLE V - Mambarahin

Initially, the Limited Liability Company shall have one member. The name, address and percentage membership interests are:

<u>Name</u>	Address	Interest	
B Developments, L. L. C.	2600 Southwest Third Avenue Suite 730 Miant, Florida 33129	TALLAH]]]
Mignel Angel Barbagallo .	2600 Southwest Third Averac Suite 730 Mismi, Florida 33129	10% ASSEE, FL	;
11 SW 19 Road, Inc.	2600 Southwast Third Avenus Suite 730 Miand, Florida 33129	LORIDA	• • • • • • • • • • • • • • • • • • • •

All memberships shall be payable in each, notes or other property at a valuation to be fixed by the Beard of Managers at a meeting called for that purpose. Property may be peuchased or paid for with memberships at a just valuation to be fixed by the Board of Managers. The members by unanimous vote may sell further memberships as they deem necessary at a price to be determined in their discretion. Any new membership interests shall reduce the existing percentages pro-rais. However, whenever new membership interests are sold the existing members shall have precamptive rights.

ARTICLE VI - Admission of Additional Members

The right, if given, of the remaining members to admit additional members and the terms and conditions of the admissions shall be set that in the Regulations adopted by the members.

ARTICLE VII - Mombors Rights to Continue Business

The right, if given, of the remaining members of the Limited Liability Company to continue the business (on the death, retirement, resignation, expulsion, hankupacy, 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) shall be set forth in the Regulations adopted by the members.

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ARTICLE VIII - Initial and Authorized Capital

The amount of capital with which this Limited Liability Company will begin business is not loss than \$100.00 to be contributed as set out in Article IV. The authorized capital shall be \$1,000,000.00, but may be increased by amending these articles as provided in Article IX.

ARTICLE IX - Amendment

These Articles of Organization may be amended in the manner provided by law. Every amendment shall be approved at a members' meeting by a unanimous vote of the membership entitled to vote thereon, unless all the managers and all the members sign a written statement manifesting their intention that a certain emendment of these Articles of Organization be made.

ARTICLE X - Registered Office and Registered Agent

That 1900 South Miami Avenue, L. L. C., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Organization at the County of Miami-Dade, State of Florida, hereby designates Fernando S. Aran as its Registered Agent, to accept services within the State. The atrest address of the registered office of the Limited Liability Company shall be 710 South Dixle Highway, Coral Gables, Florida 33146.

IN WITNESS WHEREOF, the hand and seal of the members in Mismi-Dade County, State of Florida, this _____ day of September 2002.

Meter

ulia, Marayer

SECRETARY OF STATE
ALLAHASSEE, FI ORINA

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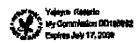
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE)

PERSONALLY appeared before me, Miguel Angel Barbagallo, as Manager of B Developments, L. L. C., to me well known to be one of the original members to the foregoing Articles of 1900 South Miami Avenue, L. L. C., who being by me first duly sworn, acknowledges that he signed the same as Manager and on behalf of B Developments, L. L. C., for the purposes therein expressed.

WITNESS my hand and seal at Miami, Dade County, Florida this Fibrary of September 2002.



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHO PROCESS MAY BE SERVED.

In compliance with Section 48,091, Florida Statutes, the following is submitted:

FIRST: That 1900 South Miami Avenue, L.L.C., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the County of Mismi-Dade, State of Florida, has named Fernando S. Aran, as its Agent to accept service of process within Florida.

Having been named to accept service of process for the above stated Limited Liability Company, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all stabules relative to the proper and complete performance of my duties.

> Fernando S. Aran Registered Agent

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