

Division of Corporations

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Florida Department of State
Division of Corporations
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY**Downtown Metromover Joint Development, LLC**

Name Availability	
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**ARTICLES OF ORGANIZATION OF
DOWNTOWN METROMOVER JOINT DEVELOPMENT, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes (1995) Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is DOWNTOWN METROMOVER JOINT DEVELOPMENT, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 2937 S. W. 27th Avenue, Suite 303, Coconut Grove, Florida 33133.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Lloyd J. Boggio	2937 S. W. 27th Avenue, Suite 303 Coconut Grove, Florida 33133

ARTICLE V - MANAGEMENT

The Company is a manager-managed limited liability company.

Filed by: David Seifer
Fla. Bar No. 0158542
Stearns Weaver Miller
150 W. Flagler St., #2200
Miami, FL 33130
PH: 305-789-3200
Fax: 305-789-3395

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 7th day of October, 2002.


Lloyd J. Boggio
Authorized Representative of Member

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the herein named limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the limited liability company is Downtown Metromover Joint Development, LLC.
2. The name and street address of the registered agent and office are:

Lloyd J. Boggio
2937 S. W. 27th Avenue, Suite 303
Coconut Grove, 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, the undersigned hereby 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 is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, Florida Statutes.


Lloyd J. Boggio

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