

# L02000034807

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## LIMITED LIABILITY COMPANY

palm garden development llc

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF**  
**PALM GARDEN DEVELOPMENT LLC**

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**  
**NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **PALM GARDEN DEVELOPMENT LLC**, and its principal office shall be located at: 1492 S. Miami Ave., Miami, Florida, 33130, County of Dade, State of Florida, and mailing address shall be located at: 1492 S. Miami Ave., Miami, Florida 33130, County of Dade, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II**  
**PURPOSE AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law,

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while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise, for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a majority vote of the members of the limited liability company..

### ARTICLE IV MANAGEMENT

This limited liability company shall be managed by one (1) manager. The name(s) and address(es) of the person(s) who shall serve until the first annual meeting of members or until their successors are elected and qualified are as follows:

**CERVERA DEVELOPMENTS, INC.**  
**1492 S. Miami Avenue**  
**Miami, Florida 33130**

**ARTICLE V  
MEMBERSHIP RESTRICTIONS**

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 of the members.

On 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 on unanimous consent of the remaining members.

**ARTICLE VI  
CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of \$1,000.00 cash shall be paid to the limited liability company by the members as indicated hereinbelow. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in proportionate shares.

<b>CERVERA DEVELOPMENTS, INC.</b>	<b>\$1,000.00</b>
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**ARTICLE VII  
PROFITS**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to the distributive share of the profits specified as follows:

<b>CERVERA DEVELOPMENTS, INC.</b>	<b>100%</b>
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The distributive share of the profits shall be paid to the members as determined by the majority of the members.

**ARTICLE VIII  
DURATION**

This limited liability company shall exist until DECEMBER 31, 2015 or until dissolved

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in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1492 So. Miami Ave., Miami, Florida 33130 and the name of the company's initial registered agent is JAVIER CERVERA at 1492 So. Miami Ave., Miami, Florida 33130.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of PALM GARDEN DEVELOPMENT LLC.

Executed by the undersigned at Miami, FL on December 19<sup>th</sup> ~~September 19~~, 2002

CERVERA DEVELOPMENTS, INC.

JAVIER CERVERA, President

ACKNOWLEDGMENT OF REGISTERED AGENT

I, JAVIER CERVERA, having been named to accept service of process for PALM GARDEN DEVELOPMENT LLC, at the place designated in ARTICLE IX of the attached ARTICLES OF ORGANIZATION, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relative to keeping open said office.

Dated this 19 day of December, 2002.

JAVIER CERVERA, President

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