

L030000003289

Jan 28 03 10:22a

MARTINEZ CI

30 858 2513

Division of Corporations

Page 1 of 2

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H03000013615 7)))

**Note: DO NOT** hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations  
Fax Number : (950) 205-0383

From:

Account Name : RICARDO MARTINEZ-CID, P.A.  
Account Number : 076640001666  
Phone : (305) 859-7494  
Fax Number : (305) 858-2513

*WCI/28*  
FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 28 PM 2:52

RECEIVED  
03 JAN 28 PM 2:45  
DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY  
FRANMAC LLC

Certificate of Status	1
Certified Copy	1
Page Count	09
Estimated Charge	\$160.00

*7p*

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

## FRANMAC LLC

ARTICLES OF ORGANIZATION OF FLORIDA LIMITED LIABILITY COMPANY

### ARTICLE I - Name:

The name of the Florida Limited Liability Company is:

**FRANMAC LLC**, hereinafter designated the "Limited Liability Company."

### ARTICLE II - Address:

The mailing address and the street address of the principal office of the Limited Liability Company is:

FRANMAC LLC  
c/o JOSE JOAQUIN FRANCO  
520 Brickell Key Drive,  
Apartment #1614  
Miami, Florida 33131.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 28 PM 2:52

### ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

The name and the Florida address of the registered agent of the Limited Liability Company are:

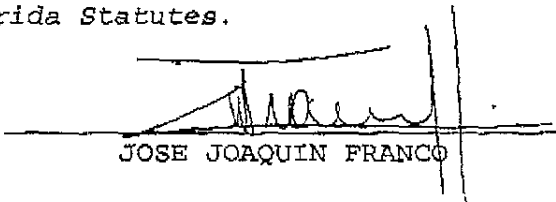
JOSE JOAQUIN FRANCO  
520 Brickell Key Drive,  
Apartment #1614  
Miami, Florida 33131.

Ricardo Martinez-Cid, P.A.  
1699 Coral Way, Suite 510  
Miami, Florida 33145-2860  
Telephone # (305) 859-7494  
Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

Having been named as registered agent and to accept service of process for the 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 my duties, and I am familiar with and accept the obligations of my position as registered agent as provided in Chapter 608, Florida Statutes.



JOSE JOAQUIN FRANCO

ARTICLE IV - Management:

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company.

ARTICLE V - Initial Managers:

The Limited Liability Company shall initially have two (2) managers. The number of managers may either increase or diminish from time to time, as established by the Members, as provided in the Regulations adopted by the Limited Liability Company, but shall never be less than one (1). The initial two (2) managers of the Limited Liability Company are JOSE JOAQUIN FRANCO of 520 Brickell Key Drive, Apartment #1514, Miami, Florida 33131, and GIANNA MACCHIAVELLO DE FRANCO of 520 Brickell Key Drive, Apartment #1614, Miami, Florida 33131.

ARTICLE VI - Scope of Managers' Authority:

Each Manager of the Limited Liability Company, may by his/her sole signature, alone or joined by other Manager, if any, exercise the broadest powers granted by law, including, without limitation,

Ricardo Martinez-Cid, P.A.  
1699 Coral Way, Suite 510  
Miami, Florida 33145-2860  
Telephone # (305) 859-7494  
Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 28 PM 2:52

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

except as may be otherwise limited by law, the power and authority to buy, develop, manage, sell, lease, rent, pledge, mortgage, transfer, exchange, convert, partition, and otherwise dispose of, and grant options with respect to, any and all property at any time owed by the Limited Liability Company or in or to which the Limited Liability Company may have an interest and/or claim, or any interest therein; and any sale may be a public or private sale for cash or for credit, with or without security; all for such purposes, at such times, and upon such terms as the Manager, may by his/her sole signature, alone or joined by other Managers, if any, determine. No transferee, lender, or other person shall be bound to see to or be liable for the application of the proceeds of any transaction with a Manager of this Limited Liability Company. The powers and authority herein described are not in limitation of any powers otherwise conferred upon a Manager of this Limited Liability Company by law.

ARTICLE VII - Transferability of Member's Interest:

No member shall have the right to assign the member's interest in the Limited Liability Company without the written agreement of a majority of the Units. If a majority of the Units do not approve the assignment, the assignee shall have no right to become a member, to participate in the elections of the managers of the Limited Liability Company or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss, deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

ARTICLE VIII - Nature of Business and Purpose:

The Limited Liability Company is organized to purchase, develop and manage quality South Florida real estate, and for all other lawful businesses.

Ricardo Martinez-Cid, P.A.

1699 Coral Way, Suite 510

Miami, Florida 33145-2860

Telephone # (305) 859-7494

Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 28 1998

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

ARTICLE IX. Beginning of Limited Liability Company Existence:

The Limited Liability Company's existence shall begin effective as of the date this Articles of Organization are filed with the Florida Secretary of State.

ARTICLE X - Duration:

The duration of the Limited Liability Company shall be perpetual, unless the Limited Liability Company dissolves in accordance with the provisions of the Limited Liability Company's Regulations of these Articles of Organization.

ARTICLE XI - Dissolution:

The Limited Liability Company shall be dissolved upon the death, bankruptcy, dissolution or termination of a member's membership in the Limited Liability Company for any reason, unless the business of the Limited Liability Company is continued by the written consent of all the remaining members of the Limited Liability Company within thirty (30) days after any of these events.

ARTICLE XII - Percentage Interest: Membership Certificate:

The profits and losses of the Limited Liability Company shall be allocated to the members in accordance with and in proportion to each member's Percentage Interest (which shall be equal to the number of Units owned by a member divided by the total number of the Units owned by all members), unless otherwise provided in the Regulations of the Limited Liability Company. A member's interest in the Limited Liability Company may be evidenced by a Membership Certificate issued by the Limited Liability Company.

Ricardo Martinez-Cid, P.A.  
1699 Coral Way, Suite 510  
Miami, Florida 33145-2860  
Telephone # (305) 859-7494  
Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
JAN 28 PM 2:52

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

IN WITNESS WHEREOF, the undersigned executed these Articles of Organization, this January 28, 2003, and, under the penalties of perjury, the undersigned affirm that the facts stated herein are true.

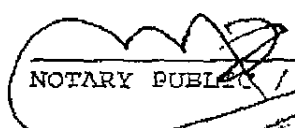
  
JOSE JOAQUIN FRANCO

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

STATE OF FLORIDA           )  
                                  ) S.S.  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned Notary Public, personally appeared JOSE JOAQUIN FRANCO, who is either personally known to me or provided his Republic of Ecuador Passport as identification, and he acknowledged before me that he executed the foregoing Articles of Organization for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami, Miami-Dade County, Florida, this January 28, 2003.

  
NOTARY PUBLIC / STATE OF FLORIDA

Ricardo Martinez-Cid, P.A.  
1699 Coral Way, Suite 510  
Miami, Florida 33145-2860  
Telephone # (305) 859-7494  
Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FILED STATE  
SECRETARY OF CORPORATIONS  
03 JAN 28 PM 2:52

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FRANMAC LLC  
CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT / REGISTERED OFFICE

1. The name of the Florida Limited Liability Company is:

FRANMAC LLC, hereinafter designated the "Limited Liability Company."

2. The name and the Florida street address of the registered agent of the Limited Liability Company are:

JOSE JOAQUIN FRANCO  
520 Brickell Key Drive,  
Apartment #1614  
Miami, Florida 33131.

Having been named as registered agent and to accept service of process for the 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 my duties, and I am familiar with and accept the obligations of my position as registered agent as provided in Chapter 608, Florida Statutes.

JOSE JOAQUIN FRANCO

Ricardo Martinez-Cid, P.A.  
1699 Coral Way, Suite 510  
Miami, Florida 33145-2860  
Telephone # (305) 859-7494  
Facsimile # (305) 858-2513

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 03000013615 7

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 28 2003