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**Florida Department of State
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LIMITED LIABILITY COMPANY

710 N BIRCH, LLC

Name Availability	RECEIVED
Document Examiner	03 MAR 14 PM 2:54
Updater	DIVISION OF CORPORATION
Updater Verifier	33
Acknowledgement	000
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Certificate of Status	1
Certified Copy	1
Page Count	01 3
Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION
OF
710 N BIRCH, LLC**

ARTICLE I - NAME:

The name of the Limited Liability Company is: 710 N Birch, LLC

ARTICLE II - ADDRESS:

The mailing address and the street address of the principal office of the Limited Liability Company is c/o 1164 Associates, LLC, Attn: Paul Johnson, 1164 East Oakland Park Boulevard, Suite 300, Oakland Park, FL 33334.

ARTICLE III - DURATION:

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV - MANAGEMENT:

The Limited Liability Company is to be managed by the members and the name(s) and address(es) of the managing member(s) is/are:

Name

Address

Robert N. DeBenedictis

227 E 58 Street, Suite 400, New York, NY 10022

ARTICLE V - ADMISSION OF ADDITIONAL MEMBERS:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be conditioned upon the unanimous consent of the members.

ARTICLE VI - MEMBERS' 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, 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 shall be conditioned upon the unanimous consent of the remaining members.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this ____ day of March, 2003.


Signature of a member or an authorized
representative of a member

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

Robert N. DeBenedictis
Typed or printed name of signer

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED 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: 710 N Birch, LLC
2. The name and the Florida street address of the registered agent are:

Robert N. DeBenedictis c/o 1164 Associates, LLC, Attn: Paul Johnson
Name

1164 East Oakland Park Boulevard, Suite 300
Florida Street Address (P.O. Box NOT acceptable)

Oakland Park, FL 33334
City, State and Zip Code

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, 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.


Signature

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