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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Florida Avenue 2957, LLC

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- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
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- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
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- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☐ Cert. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
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Signature

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*6/25*

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ARTICLES OF ORGANIZATION  
OF  
FLORIDA AVENUE 2957, LLC

ARTICLE I - NAME:

The name of the limited liability company ("LLC") is: Florida Avenue 2957, LLC

ARTICLE II  
PERIOD OF DURATION

The period of duration of the LLC is perpetual.

ARTICLE III  
ADDRESS

The mailing address and the street of the principal office of the LLC is:

1110 Brickell Avenue  
Penthouse One  
Miami, Florida 33131

ARTICLE IV  
REGISTERED AGENT, REGISTERED OFFICE  
AND REGISTERED AGENT'S SIGNATURE

The name and Florida street address of the LLC's initial registered agent are:

Fredric M. Garvett  
Silver, Garvett & Henkel, P.A.  
1110 Brickell Avenue  
Penthouse One  
Miami, Florida 33131

*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 as provided for in Chapter 608, Florida Statutes.*



Fredric M. Garvett, Registered Agent

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**ARTICLE V**  
**RIGHT OF THE MEMBERS TO ADMIT ADDITIONAL MEMBERS**

The right of the members to admit additional members, and the terms and conditions of the admissions, if given, shall be as provided in the LLC operating agreement.

**ARTICLE VI**  
**RIGHT OF REMAINING MEMBERS OF THE LLC TO CONTINUE THE BUSINESS**

The right of the remaining members of the LLC 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 LLC shall be as provided in the LLC operating agreement.

**ARTICLE VII**  
**MANAGEMENT OF LLC**

The LLC is to be managed by one manager or more managers, as provided for in the LLC Operating Agreement and is, therefore, a manager-managed company. The management of the LLC is reserved to its members. Fredric M. Garvett and Scott A. Silver are designated as the initial managing members of the LLC as of the date of filing of these Articles.

**ARTICLE VIII**  
**EXECUTION OF ARTICLES OF ORGANIZATION**

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.

Executed this 24<sup>th</sup> day of June, 2003.

By:   
Fredric M. Garvett, Managing Member

STATE OF FLORIDA                    )  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me by Fredric M. Garvett, an authorized representative of a member of Florida Avenue 2957, LLC, who is personally known to me, and who did not take an oath, and who executed the foregoing Articles of Organization, and acknowledged before me that he executed same for the purposes therein expressed, this 24<sup>th</sup> day of June, 2003.

WITNESS my hand and official seal in the County and State named above, this 24<sup>th</sup> day of June, 2003.

  
Notary Public State of Florida at Large  
(SEAL)

