

Division of Corporations

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W03000025254

Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850)205-0383

From:

Account Name : RICARDO BAJANDAS, P.A.
Account Number : 110263002111
Phone : (305)377-0809
Fax Number : (305)377-0817

LIMITED LIABILITY COMPANY**B & J Property Holdings, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$125.00

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ARTICLES OF ORGANIZATION

OF

B & J Property Holdings, LLC

These Articles of Organization of **B & J Property Holdings, LLC**, under Florida Statutes Chapter 608 (the "Act"), are made and entered into as of the 27th day of June, 2003.

1. Name. The name of the limited liability company is **B & J Property Holdings, LLC**

2. Duration. The company shall have a duration of thirty (30) years from the date hereof, unless earlier terminated in accordance with Florida Statutes Chapter 608.

3. Address. The address of the company's principal office and mailing address shall be:

B & J Property Holdings, LLC
220 N. State Road 7
Hollywood, Florida 33021

4. Registered Agent and Address. The initial registered agent of the company is Ricardo Bajandas, PA, the address of which is:

1000 Brickell Ave, St.900
Miami, Florida 33131

5. New Members. The members may admit new members upon agreement of the

Preparer:
Ricardo Bajandas
Ricardo Bajandas, P.A.
601 Brickell Key Drive, Suite 705
Miami, Florida 33131
Ph. (305) 377-0809
FL BAR NO. 0987750

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members upon terms determined hereafter by the members.

6. Continuation. Upon occurrence of an event listed in Florida Statute 608.407(1)(f), the then existing and/or non-bankrupt members may continue the business of the company, if all agree to do so.

7. Management. The company shall be managed by its designated manager, and authorized representative of the member(s), until the first annual meeting of the members or until a successor is elected and qualifies. The designated manager's name and address is as follows:

Jane Hernandez
220 North State Road 7
Hollywood, Florida 33021

8. Powers. This company shall have powers listed in Florida Statute 608.404.

9. Transferability. No member may transfer his, her or its interest in the company without the consent of the other members.

10. Regulations. The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulations and management of the affairs of the company.

11. Indemnification. The Company shall indemnify, and advance expenses, to the fullest extent authorized or permitted by the Act, to any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was a manager or officer of the Company or is or was serving at the request of the Company as a manager or officer of another corporation. Unless otherwise expressly prohibited by the Act, and except as otherwise provided in the foregoing sentence, the Members of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an employee or agent of the Company, or is or was serving at the request of the Company as an employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Except for any person who is or was a manager or officer of the Company, or any person who is or was serving at the request of the Company as a manager or officer of another corporation, no employee or agent of the Company may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

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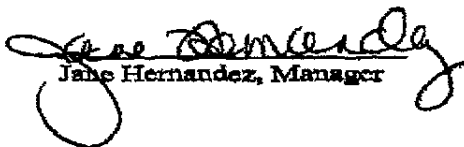
RICARDO BAJANDAS PA

NO.897 P.1 004

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12. Arbitration. Dispute among members shall be settled by arbitration in Miami, Florida, pursuant to the rules and procedures of the American Arbitration Association.

The undersigned executed these Articles of Organization effective as of the date above first stated.


Jane Hernandez, Manager

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

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is:

B & J Property Holdings, LLC

2. The name and address of the registered agent and office is:

**Ricardo Bajandas, PA
1000 Brickell Ave, St. 900
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.

Dated as of the 27th day of June, 2003.

SIGNED:

Ricardo Bajandas, P.A.

BY: 

Ricardo Bajandas, President

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