

L03000027423

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.

((H03000240833 1)))

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 : (850)205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305)634-3694
Fax Number : (305)633-9696

LIMITED LIABILITY COMPANY

j & j real estate holdings, llc

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

FILED
2003 JUL 25 PM 2:25
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

RECEIVED
03 JUL 25 PM 1:57
DIVISION OF CORPORATION

③
H 03000240833

ARTICLES OF ORGANIZATION FOR
J & J REAL ESTATE HOLDINGS, LLC

ARTICLE I

The name of the Limited Liability Company is J & J REAL ESTATE HOLDINGS, LLC

ARTICLE II

The mailing address and street address of the principal office of the Limited Liability Company is: 520 N.W. 26th Street, Miami, Fl. 33127.

ARTICLE III

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

ARTICLE IV

The Limited Liability Company is to be managed by a manager and the name(s) and address(es) of the manager is:

Gabriel Nieto
520 N.W. 26th Street
Miami, Florida 33127

ARTICLE V

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be: The majority of the members, majority based on the financial interest of each member, shall consent in writing to the admission of additional members.

ARTICLE VI

The right, if given, of the remaining members of the limited liability company to continue the

THIS DOCUMENT PREPARED BY

CRISTINA DE OLIVEIRA, ESQ.
DE OLIVEIRA & ASSOCIATES, P.A.
2701 Le Jeune Road Suite 410
Coral Gables, Fl. 33134
(305) 444-9012

H 03000240833

FILED
2003 JUL 25 PM 2:25
OFFICE OF THE CLERK
TALLAHASSEE, FLORIDA

H 0300024083 3

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:

The remaining members shall have the right to continue the business of the Company by purchasing the interest of the dissociated member's distributional interest. The members with majority of financial interest shall have priority in purchasing the interest of the dissociated member.

J & J REAL ESTATE HOLDINGS, LLC



Gabriel Nieto, Manager

Signature of Manager


**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: J & J REAL ESTATE HOLDINGS, LLC
2. The name and the Florida street address of the registered agent are:

Gabriel Nieto
520 N.W. 26th Street
Miami, Fl. 33127

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.



 Gabriel Nieto

H 0300024083 3

FILED
2003 JUL 25 PM 2:25
J & J REAL ESTATE HOLDINGS, LLC
TALLAHASSEE, FLORIDA