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SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Telephone: 305/448-3900 • Facsimile: 305/446-9206

Charles P. Sacher
Gregory T. Martini
Charles S. Sacher

Evan N. Ross
Nancy A. Richman
JF COUNSEL
Martin E. Segal, P.A.

May 21, 2004

Registration Section
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: BIRD INDUSTRIAL PROPERTIES, II, LLC
Our File No. 3304-6

Dear Sir/Madam:

On behalf of the above-referenced limited liability company, I enclose herewith one (1) original and one (1) copy of the fully executed and notarized Articles of Organization, together with our firm check in the amount of \$155.00.

Please cause the original copy of the Articles of Organization to be filed among the corporate records of the State of Florida. Please return a certified copy to the undersigned.

The check enclosed herein is in payment of the following fees or charges:

Filing Fee	\$100.00
Certified Copy Fee	30.00
Registered Agent Fee	<u>25.00</u>
TOTAL	\$155.00

Thank you for your attention to this matter.

Sincerely,



Charles P. Sacher

CPS/wh
Enclosures

FILED
TALLAHASSEE, FLORIDA
MAY 21 2004
PM 4:00

FILED
MAY 21 2004
PM 4:00

**ARTICLES OF ORGANIZATION
OF
BIRD INDUSTRIAL PROPERTIES II, LLC**

The undersigned, desiring to form a Limited Liability Company under and pursuant to §608.405, Florida Statutes, does hereby certify as follows:

- FIRST: The name of said limited liability company shall be BIRD INDUSTRIAL PROPERTIES, II, LLC.
- SECOND: BIRD INDUSTRIAL PROPERTIES, II, LLC shall exist in perpetuity.
- THIRD: Copies of the Operating Agreement of BIRD INDUSTRIAL PROPERTIES, II, LLC may be obtained from the Managers at 6209 Granada Blvd., Coral Gables, Florida 33136 which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of BIRD INDUSTRIAL PROPERTIES, II, LLC shall be 6209 Granada Blvd., Coral Gables, Florida 33136.
- FOURTH: The purposes for which BIRD INDUSTRIAL PROPERTIES, II, LLC is formed are:
- A. Engaging in any and all phases of the business of owning the industrial condominium property located at 4500-4600 SW 71 Avenue, Miami, Florida 33155, Miami-Dade County.
 - B. To engage in such other lawful acts or activities for which limited liability companies may be formed under Section 608.405, Florida Statutes.
- FIFTH: The maximum number of ownership units which BIRD INDUSTRIAL PROPERTIES, II, LLC is authorized to have outstanding is one thousand (1000), all of which shall be identical units, and each of which shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one (1) is the numerator and the total units outstanding is the denominator.
- SIXTH: That, BIRD INDUSTRIAL PROPERTIES, II, LLC desiring to organize under the laws of the State of Florida as a limited liability company has designated its initial registered office at 2655 LeJeune Road, Suite 1101, Miami-Dade County, Coral Gables, Florida, 33134 and has named CHARLES P. SACHER as its initial registered agent who is located at such address.
- SEVENTH: The name and street address of the subscribing Member to these Articles of Organization of BIRD INDUSTRIAL PROPERTIES, II, LLC is as follows:

04-17-21 PM 1:00
FILED
ART

NAME
CHARLES P. SACHER

ADDRESS
2655 LeJeune Road, Suite 1101,
Coral Gables, Florida, 33134

EIGHTH: The business of this limited liability company shall be conducted by Managers who shall be elected by the Members, who shall be elected in accordance with the Operating Agreement.

The name and street address of the initial Managers, who shall hold office for the first year of its existence or until their successor is elected and qualified is as follows:

NAME
JOSEPH MENSCH

ADDRESS
6209 Granada Blvd.
Coral Gables, FL 33136

MARTHA MENSCH

6209 Granada Blvd.
Coral Gables, FL 33136

ALICE MENSCH

6209 Granada Blvd.
Coral Gables, FL 33136

In accordance with the provisions of §608.409, the effective date of existence is specified to be May 21, 2004, so long as these Articles of Organization are filed with the Secretary of State within five (5) business days of this date.

WITNESS my hand and seal this 31st day of May, 2004.

Charles P. Sacher (SEAL)
CHARLES P. SACHER

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

BEFORE ME, the undersigned authority, personally appeared CHARLES P. SACHER, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Organization, and he acknowledged before me that she executed and subscribed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Coral Gables, in said County and State, this 21 day of May, 2004.

Evan N. Ross
Notary Public, State of Florida at Large

My commission expires:



Evan N. Ross
Commission #DD256575
Expires: Oct 07, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

FILED
MAY 21 PM 2:00
2004
STATE OF FLORIDA
SECRETARY OF STATE

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for BIRD INDUSTRIAL PROPERTIES, II, LLC, at the place designated in Section SIXTH of the attached Articles of Organization, I hereby acknowledge that I am familiar with and accept the obligations of that position.

 (SEAL)
CHARLES P. SACHER, Registered Agent

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04 MAY 21 PM 4:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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MAY 21 2011
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