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**CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):**

1. SYLVANIA HEIGHTS INVESTMENTS, L.L.C.  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

**ARTICLES OF ORGANIZATION  
OF  
SYLVANIA HEIGHTS INVESTMENTS, LLC,  
a Florida limited liability company**

**FILED**  
04 JUN 14 PM 1:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 608.411, Florida Statutes, this Florida profit limited liability company adopts the following Articles of Organization:

**ARTICLE I.**

The name of the limited liability company is **SYLVANIA HEIGHTS INVESTMENTS, LLC.**

**ARTICLE II.**

The period of existence of the limited liability company shall be perpetual, commencing on the date the original Articles were filed.

**ARTICLE III.**

The mailing address and street address of the principal office of this limited liability company are:

Street Address

168 SE 1<sup>st</sup> Street  
Suite 807  
Miami, Florida 33131

Mailing Address

168 SE 1<sup>st</sup> Street  
Suite 807  
Miami, Florida 33131

**ARTICLE IV.**

The name and address of the registered agent is:

Registered Agent

Kevin L. Deeb, Esquire

Address of Registered Office

2350 Coral Way  
Suite 401  
Miami, Florida 33145-3536

**ARTICLE V.**

The Operating Agreement of the limited liability company (hereinafter the "Company") contains provisions regarding:

1. The nature of the business to be transacted or the purposes to be promoted or carried out by the Company, which shall be to own, operate, manage, develop, mortgage, lease, sell and to otherwise undertake such activities as are determined by the Company with respect to the following property:

5731 SW 13<sup>th</sup> Street  
Miami, Florida 33144-5701

and the personal property of the Company which is located therein or is used in connection therewith, and all business of the Company relating thereto, and for no other purpose whatsoever.

2. The rights of the members to admit additional members and the terms and conditions of the admissions.

3. The rights of the remaining members of this Company to continue the business of this Company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, and any other event which may terminate the continued membership in this Company.

#### ARTICLE VI.

The management of the Company is to be reserved to a Member, more specifically, Susana Baguear, having an address at 223 E. Flagler Street, Suite M-1, Miami, Florida 33132 (the "Managing Member").

#### ARTICLE V.

The names and street addresses of the current Members are (hereinafter the "Members"):

<u>Name</u>	<u>Street Address</u>
Susana Baguear	223 E. Flagler Street Suite M-1 Miami, Florida 33132
Martin Pombo	223 E. Flagler Street Suite M-1 Miami, Florida 33132

Guadalupe Pezzi

168 SE 1<sup>st</sup> Street  
Suite 807  
Miami, Florida 33131

Baluart, Inc., a Florida corporation

168 SE 1<sup>st</sup> Street  
Suite 807  
Miami, Florida 33131

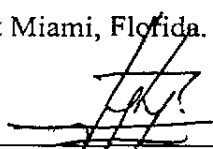
#### ARTICLE VIII.

The Interests of the current Members shall be evidenced by Certificates, which shall be issued by the corporation reflecting the percentage interest held by the Members.

#### ARTICLE IX.

The Operating Agreement between the Manager and the Company shall be adopted by the Members. Thereafter, the power to alter, amend, or repeal the Operating Agreement shall be vested in the Members of the Company in the manner set forth in the Operating Agreement; provided, however, that the consent of the Manager shall be required before any amendment, alteration or repeal of the Operating Agreement.

IN WITNESS WHEREOF, the undersigned has executed these Articles or Organization this 10<sup>th</sup> day of JUNE, 2004, at Miami, Florida.

  
\_\_\_\_\_  
Jorge A. Angelini