

L 0400008204

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☐ PICK-UP

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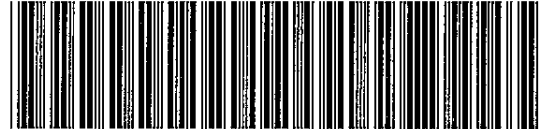
(Business Entity Name)

(Document Number)

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

1. 945 RIVER VIEW, LLC.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 2.00 ☒ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

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
945 RIVER VIEW, L.L.C.,
a Florida limited liability company**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I.

The name of the limited liability company is 945 River View, 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

2350 Coral Way
Suite 201
Miami, Florida 33145

Mailing Address

PO Box 403024
Miami Beach, Florida 33140

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 known as "945 River View Building", with an address of 945 SW 4th Street, Miami, Florida 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 for its Members (the "Managing Members").

ARTICLE V.

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


<u>Name</u>	<u>Street Address</u>
Country Club Holdings, Inc.	19655 E. Country Club Drive Suite 6602 Aventura, Florida 33180
Ransom Harold Holdings, Inc.	3 Island Avenue Suite 3F Miami Beach, Florida 33139
Escandell Holdings, Inc.	PO Box 403024 Miami Beach, Florida 33140

CERTIFICATE OF ACCEPTANCE AS REGISTERED AGENT
OF
851 BRICKELL VIEW, L.L.C.,

Pursuant to Chapter 608 of the Florida Limited Liability Company Act, the following is submitted in compliance with said Act:

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, F.S.

Dated this 11th day of November, 2004.



Keyin L. Deeb, Esquire
Registered Agent's Signature

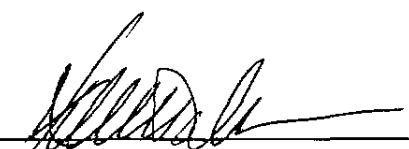
ARTICLE VIII.

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 11th day of November, 2004, at Miami, Florida.


By: 
Kevin L. Deeb, Authorized Agent

CERTIFICATE OF ACCEPTANCE AS REGISTERED AGENT
OF
945 RIVER VIEW, L.L.C.,

Pursuant to Chapter 608 of the Florida Limited Liability Company Act, the following is submitted in compliance with said Act:

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, F.S.

Dated this 11th day of November, 2004.



Keyin L. Deeb, Esquire
Registered Agent's Signature