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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



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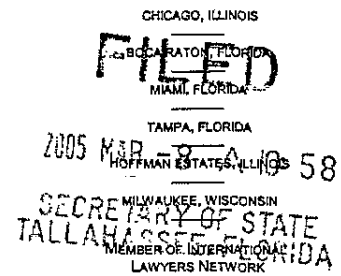
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LAW OFFICES
ARNSTEIN & LEHR LLP

515 NORTH FLAGLER DRIVE • 6TH FLOOR
WEST PALM BEACH, FLORIDA 33401-4323
(561) 833-9800
FAX (561) 655-5551
www.arnstein.com
FOUNDED 1893

Steven L. Daniels
sldaniels@arnstein.com



March 3, 2005

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: 821-822 NW 7th Ave, LLC

Dear Sir/Madam:

Enclosed for filing with the State is the original and one copy of Articles of Organization for the above-referenced company, and this firm's check in the amount of \$130.00 representing the filing fee, the registered agent fee and the cost of a certificate of status for the Company. Please return the filed copy of the Articles and Certificate of Status to the undersigned in the stamped, self-addressed envelope provided herein.

If you have any questions or if you require any additional information, please do not hesitate to contact me.

Very truly yours,

Steven L. Daniels

SLD/dk
Enclosures

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ARTICLES OF ORGANIZATION
OF
821-822 NW 7TH AVE, LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be 821-822 NW 7TH AVE, LLC ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company shall be:

c/o Steven L. Daniels, Esq.
Arnstein & Lehr LLP
2424 North Federal Highway, Suite 462
Boca Raton, FL 33431

ARTICLE III -- DURATION

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The company's existence shall be perpetual unless the company is earlier dissolved as provided in these Articles of Organization or the Regulations of the Company.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the Registered Agent of the Company in the State of Florida is:

Steven L. Daniels, Esquire
Arnstein & Lehr LLP
2424 North Federal Highway, Suite 462
Boca Raton, FL 33431

ARTICLE V -- CAPITAL CONTRIBUTIONS AND OWNERSHIP UNITS

Each Member shall receive the number of ownership units as set forth in Exhibit "A" attached hereto. Each Member will retain that number of ownership units regardless of future capital contributions or withdrawals from the Company unless the issuance of additional units or the cancellation of units shall be agreed by all Members.

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ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company only on the unanimous consent of all the Members.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

No additional Member shall be admitted to the Company except with the unanimous written consent of all the Members of the Company and on such terms and conditions as shall be determined by all the Members. A Member may transfer his or her interest in the Company as set forth in the Regulations of the Company.

ARTICLE VIII -- TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of all Members or on the occurrence of any other event that terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all the remaining Members, provided there is at least one remaining Member.

ARTICLE IX -- MANAGEMENT

The Company shall be managed by its Members in accordance with the Operating Agreement adopted by the Members for the management of the business and affairs of the Company. The Operating Agreement may contain provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and addresses of the Members of the Company are:

Scott Efron
6075 Via Crystalle
Delray Beach, FL 33484

Anders Moeller
6095 Via Crystalle
Delray Beach, FL 33484

The amendment of these Articles of Organization shall require the unanimous approval of the Members.

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at Boca Raton, Florida, on this 28 day of February, 2005. FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

821-822 NW 7TH AVE, LLC,
a Florida limited liability company

By: [Signature] member -
Scott Efron, Member

By: [Signature]
Anders Moeller, Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

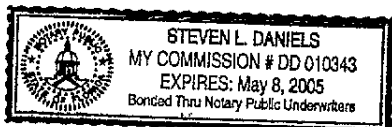
I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 28 day of February, 2005 by Scott Efron, as a Member of 821-822 NW 7TH AVE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
Commission No: Steve Daniels
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 28 day of February, 2005 by Anders Moeller, Member of 821-822 NW 7TH AVE, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
Commission No: Steve Daniels
Commission Expires: _____

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Florida Statutes the following is submitted:

First – That 821-822 NW 7TH AVE, LLC has named Steven L. Daniels, who is located at Arnstein & Lehr LLP, 2424 North Federal Highway, Suite 462, City of Boca Raton, County of Palm Beach, State of Florida, 33431, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated limited liability company at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: _____

Steven L. Daniels

EXHIBIT A

MEMBER and ADDRESS:

UNITS:

Scott Efron
6075 Via Crystalle
Delray Beach, FL 33484

2,500

Anders Moeller
6095 Via Crystalle
Delray Beach, FL 33484

2,500

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