

LO5000082555

Florida Department of State  
Division of Corporations  
Public Access System

FILED

2005 AUG 19 A 10:01

## Electronic Filing Cover Sheet

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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.

(((H05000199852 3)))

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 : ADORNO & YOSS, PA  
Account Number : 072100000120  
Phone : (305) 860-7098  
Fax Number : (305) 460-1422

RECEIVED  
05 AUG 19 PM 3:37  
DIVISION OF CORPORATIONS

## LIMITED LIABILITY COMPANY

## J&amp;C MILARDO RENTAL PROPERTIES, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
Estimated Charge	\$160.00

AL

Electronic Filing Menu

Corporate Filing

Public Access Help

FILED

FAX

2005 AUG 19 A 10:01

To:  
Fax: 18502050383

SECRETARY OF STATE  
Date: Fri, 19 Aug 2005 14:49:08 -  
TALLAHASSEE, FL 32304-0400

From: Margee Ryder  
Ref #: 213249.0001

# of Pages: 4

Comments:

Attached hereto for filing with the Florida Secretary of State are the Articles of Organization for J&C Milardo Rental Properties, LLC. Thank you.

Margee Ryder

Adorno & Yoss LLP  
2525 Ponce de Leon Boulevard  
Suite 400  
Miami, Florida 33134

(305) 460-1000

All the pages which constitute this facsimile transmission contain information which is confidential and covered by attorney-client privilege. The information is intended solely for the use of the person to whom it is addressed or directed. If the reader of this notice is not listed above, or if the reader is not an employee or agent responsible for delivering the facsimile transmission to the addressee, then you are hereby notified that any dissemination, distribution or reproduction of any or all of these pages is strictly prohibited. If you have received this facsimile transmission in error please notify us immediately by telephone collect at (305) 460-1000 and return the original facsimile transmission to us at Adorno & Yoss LLP 2525 Ponce de Leon Blvd. Suite 400, Miami, Florida 33134 via the U. S. Postal Service. We will reimburse you for the postage. Thank you.

Adorno & Yoss

**FILED**

**ARTICLES OF ORGANIZATION  
OF  
J&C MILARDO RENTAL PROPERTIES, LLC**

2005 AUG 19 A 10:01

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, pursuant to Chapter 608 of the Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization (the "Articles").

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I. NAME**

The name of the limited liability company is J&C Milardo Rental Properties, LLC (the "Company").

**ARTICLE II. MAILING AND STREET ADDRESS**

The mailing address and street address of the principal office of the Company shall be 301 NW 179<sup>th</sup> Avenue, Pembroke Pines, Florida 33029.

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent of the Company in the State of Florida is Robert B. Macaulay, 2525 Ponce De Leon Boulevard, Suite 400, Coral Gables, Florida 33134.

**ARTICLE IV. DURATION**

The Company shall commence its existence on the date that the Articles are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in the Operating Agreement.

**ARTICLE V. PROFITS AND LOSSES**

Profits and losses shall be allocated to the members, as provided in the Operating Agreement, duly adopted and as amended from time to time by the members.

**ARTICLE VI. RESTRICTIONS ON MEMBERSHIP**

No additional members shall be admitted to the Company except with the unanimous written consent of the members of the Company and upon such terms and conditions as shall be determined by all of the members. Contributions required of new members shall be determined as of the time of admission to the Company. A member may transfer his, her or its interest in the Company, as set forth in the Operating Agreement, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member, unless all of the other members of the Company other than the member proposing to dispose of his, her or its interest

approve of the proposed transfer by unanimous written consent.

#### ARTICLE VII. MANAGEMENT

The Company shall be a member-managed limited liability company and shall be managed 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 any provisions for the regulation and management of the business and operations of the Company, not inconsistent with Florida law or the Articles. The initial Managing Members of the Company shall be James Milardo and Christine Milardo, as tenants by the entireties.

#### ARTICLE VIII. AMENDMENT

The Articles may be amended only by the unanimous consent of all of the members.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these Articles of Organization on this 19th day of August, 2005.

  
Robert B. Macaulay, Authorized Agent

#### ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of J&C Milardo Rental Properties, LLC, as the Registered Agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the Articles of Organization, and accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all applicable Florida laws relating to the proper and complete performance of my duties, and is familiar with and accepts the obligations of the position as Registered Agent.

  
Robert B. Macaulay

Dated: August 19, 2005