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TALLAHASSEE, FLORIDA

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Law Offices of  
**DAVID F. HANNAN**  
*A Professional Association*

DAVID F. HANNAN, ESQUIRE

7301 NW 4th Street  
Suite 102  
Plantation, FL 33317  
Telephone: 954-581-9388  
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August 17, 2005

Department of State  
Division of Corporations  
409 East Gaines Street  
P.O. Box 6327  
Tallahassee, Florida 32314

**Re: PortoFino Plaza (Port St. Lucie), LLC**

Gentlemen:

I enclose for filing the Articles of Organization for the captioned limited liability company.

I further enclose my check for the following:

|    |   |                 |
|----|---|-----------------|
| 1. | Filing Fee.                               | \$100.00        |
| 2. | Designation of Registered Agent & Office. | \$25.00         |
| 3. | Certified Copy of the Articles.           | <u>\$30.00</u>  |
|    | Total                                     | <u>\$155.00</u> |

Please forward the certified copy of the Articles to this office.

Very truly yours,

  
David F. Hannan  
DFH/lis

Enclosures

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**ARTICLES OF ORGANIZATION**  
**FOR**  
**PORTOFINO PLAZA (PORT ST. LUCIE), L.L.C.**  
**A FLORIDA LIMITED LIABILITY COMPANY**

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**ARTICLE I - Name**

The name of the Limited Liability Company is:

**PORTOFINO PLAZA (PORT ST. LUCIE), L.L.C.**

**ARTICLE II - Address**

The mailing address and street address of the principal office of the Limited Liability Company is:

**13248 West Broward Boulevard  
Plantation, Florida 33313**

**ARTICLE III - Duration**

The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE IV - Management**

The Limited Liability Company is to be managed by a manager or managers (i.e. a manager-managed company) and the names and addresses of the initial managers are (until the first annual meeting of members):

**Warren J. Stein  
13248 West Broward Boulevard  
Plantation, Florida 33313**

and

**David Bilia  
4917 North University Drive  
Lauderhill, Florida 33351**

**ARTICLE V - Admission of Additional Members**

The members shall have the right to admit additional members and the terms and conditions of the admissions shall be as unanimously agreed upon by all members.

**ARTICLE VI - Members Rights to Continue Business**

The remaining members of this Limited Liability Company shall have the right to continue the business of this company notwithstanding the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in this Limited Liability Company.

**ARTICLE VII - Powers**

This Limited Liability Company shall have all powers and authorities as set forth in Florida Statute 608.404 (2005) and as hereafter supplemented or amended.

**ARTICLE VIII - Registered Agent and Street Address**

Pursuant to the provisions of section 608.415 of the Florida Statutes (2005) this Limited Liability Company designates as its initial registered agent and the street address of said registered agent as follows:

NAME

ADDRESS

Warren J. Stein

13248 West Broward Boulevard  
Plantation, Florida 33313

IN WITNESS WHEREOF, I, **Warren J. Stein**, sign these Articles of Organization stating that the facts set forth hereinabove are true and that I am a member of this Limited Liability Company on this 17 day of August, 2005.

  
WARREN J. STEIN

**ACKNOWLEDGMENT**

Having been named as the 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.

  
WARREN J. STEIN, REGISTERED AGENT

DATE: August 17, 2005

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