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To:

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From:

Account Name : GBS CONSULTANTS, INC.  
Account Number : I20050000012  
Phone : (954)659-8833  
Fax Number : (954)301-0417

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LIMITED LIABILITY COMPANY

PROPERTIES 45 LLC

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## ARTICLES OF ORGANIZATION OF PROPERTIES 45 LLC

The undersigned certify that we have associated for the purpose of becoming a limited liability company under the Laws of the State of Florida, Florida Statute 608-Florida Limited Liability Company Act, providing for the information, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

### ARTICLE I NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be **PROPERTIES 45 LLC** and its principal office and mailing address shall be located at **2550 W 78<sup>TH</sup> ST. #6, HIALEAH, FL 33016**, but it shall have the power and authority to establish branch offices at any other places as the members may designate.

### ARTICLE II PURPOSES AND POWERS

In addition to the powers authorized by the Laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or government authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel or rescind any of such contracts.

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5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.
6. To do everything necessary, proper, advisable, or convenient or the accomplishment of any of the purposes, of the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with other incidental or pertaining to, or going out of, or connected with its business or powers, provides the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted, by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

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#### ARTICLE IV MANAGEMENT

The Company shall be managed by managers and is therefore a manager - managed company. The initial managers of the Company shall be Two (2), to hold office until his/her successor has been duly elected and qualified, or until his earlier resignation, removal from office or death.

##### Name and address

PAUL LA FONTAINE	MGR	2550 W 78th St. #6, Hialeah, FL 33016
SERGIO JIMENEZ	MGR	2550 W 78th St. #6, Hialeah, FL 33016

#### ARTICLE V MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

#### ARTICLE VI CAPITAL CONTRIBUTIONS

Capital contributions in the amount of \$1,000.00 cash shall be paid to the limited liability company by the only member: **PROPERTIES HOLDING GROUP, INC.** office and mailing address located at 2550 W 78th St. #6, Hialeah, FL 33016. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

#### ARTICLE VII PROFITS AND LOSSES

- (a) Profit sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of

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the limited liability company. Each member shall be entitled to an equal distributive share on profits. The distributive share of the profit shall be determined and paid to the members each year on the anniversary date of the commencement date being the date of the filing of these Articles.

- (b) **Losses.** All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

#### ARTICLE VIII DURATION

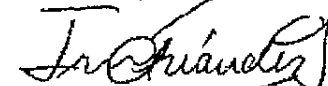
This limited liability company shall exist perpetually until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

#### ARTICLE IX INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The office and mailing address of the initial registered office of the limited liability company is GBS Consultants, 1290 Weston Rd. Suite 306, Weston, FL 33326, County of Broward, and the name of the company's initial registered agent at that address is GBS Consultants.

The undersigned, being the original members of the Limited Liability Company, certify that this instrument constituted the proposed Articles of Organization of **PROPERTIES 45 LLC**

Executed by the undersigned at 1290 Weston Road Ste 306, Weston, FL 33326



**Iris Fernandez - Authorized Representative**

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**Statement Designating Registered Agent and Office**

State of Florida ]

County of Broward ]

Pursuant to the provisions to Sections 608.415 and 618.407 (1)(d) of the Florida Limited Liability Company Act, the limited Liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the Limited Liability Company is **PROPERTIES 45 LLC**

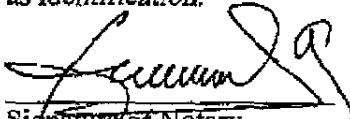
The name of the registered agent for **PROPERTIES 45 LLC** is GBS Consultants, and the street and address of the company's principal office where the agent is located is GBS Consultants 1290 Weston Road Suite 306 Weston, Florida 33326

This statement is to acknowledge that, as indicated above, **PROPERTIES 45 LLC** has appointed me, Iris C Fernandez, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Date: 09/26/2005

  
Iris C Fernandez - Registered Agent

The foregoing instrument was acknowledged before me this September 26<sup>th</sup>, 2005 by Iris C Fernandez, agent on behalf of **PROPERTIES 45 LLC** a limited liability company. She is personally known to me or as produced N/A [type of identification] as identification.

  
Signature of Notary



Jorge Fernandez  
My Commission DD197763  
Expires March 27 2007

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