

LO5000122870

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

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.

H05000292976

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

Attn: Nannette

From:
Account Name : COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER
Account Number : 120020000140
Phone : (561)844-3600
Fax Number : (561)842-4104

Attn: Larissa

05 DEC 16 AM 7:51

SECRETARY OF STATE
DIVISION OF CORPORATIONS

RECEIVED

05 DEC 28 AM 11:49

DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

2403 S. DIXIE, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

LO5-122821

Electronic Filing Menu

Corporate Filing

Public Access Help

<https://efile.sunbiz.org/scripts/efilcovr.exe>

* PLS use original date

Confirmation

Sent by FAX

12/16/2005

12/16/2005 FRI 12:19 [TX/RX NO 9381] 001

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

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.

(((H05000292976 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

Attn: Nanette

From:

Account Name : COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER
Account Number : I20020000140
Phone : (561)844-3600
Fax Number : (561)842-4104

Attn: L. Lincoln

LIMITED LIABILITY COMPANY

2403 S. DIXIE, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

Electronic Filing Menu

Corporate Filing

Public Access Help

12/16/2005 12:07 FAX
147 DEC. 15. 2005 6:00PM

BRIAN D GURALNICK PA

NO.953

002/003
P.2/3

((H05000286967 3)))

**ARTICLES OF ORGANIZATION OF
2403 S. DIXIE, LLC**

The undersigned hereby forms and establishes a limited liability company pursuant to Chapter 605, Florida Statutes as follows:

ARTICLE I

The name of this limited liability company is 2403 S. DIXIE, LLC.

ARTICLE II

This limited liability company shall become effective DATE OF FILING, unless sooner terminated as provided in the Operating Agreement executed or to be executed by the members.

ARTICLE III

The mailing address and street address of the principal place of business of this limited liability company is 2419 S. Dixie Hwy., West Palm Beach, Florida 33401. This limited liability company may, at its discretion, change the address of its principal place of business.

ARTICLE IV

The name and street address of the initial registered agent of this limited liability company is BRIAN GURALNICK, 2419 S. Dixie Hwy., West Palm Beach, Florida 33401.

ARTICLE V

The management of this limited liability company shall be vested in a manager ~~members~~ and is, therefore, a ~~manager-managed company~~. The manager is 1031 Exchange Corporation, 205 NE 5th Terrace, Delray Beach, FL 33444.

ARTICLE VI

Additional members may be admitted to this limited liability company upon such terms and conditions as shall be established by the members as described in the Operating Agreement.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name this 15th day of December, 2005.


BRIAN GURALNICK,
Manager

((H05000286967 3)))

05 DEC 16 AM 7:56
SECRETARY OF STATE
DIVISION OF CORPORATIONS

12/16/2005 12:07 FAX

DEC. 15, 2005 6:00PM

BRIAN D GURALNICK PA

NO. 938

003/003
P. 3/3

((H05000286967 3)))

**CERTIFICATE DESIGNATING REGISTERED
OFFICE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507,
FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY
SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED
OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA,

That 2403 S. DIXIE, LLC, a Florida limited liability company, with its registered
office at 2419 S. Dixie Hwy., West Palm Beach, Florida 33401, has named BRIAN
GURALNICK, at the same address, as its initial registered agent to accept service of
process within this State.

ACKNOWLEDGMENT:

Having been named registered agent 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 such capacity and agree to comply with the applicable provisions of law.

By


BRIAN GURALNICK,
Registered Agent

STATE OF FLORIDA }

COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me this 15th day of
December, 2005, by BRIAN GURALNICK, who is personally known to me or who has
produced Florida State Driver's License Number _____ as
identification and who did () or did not () take an oath.

Executed this 15th day of December, 2005.



Beatrice Negrin
Commission # DB354756
Expires SEP 13, 2008
Resided There
Atlanta Binding Co., Inc.

LLC.doc 12/16/2005 12:07 FAX


Signature of Notary

Printed Name: Beatrice Negrin

My Commission Expires: 09/13/08

My Commission Number: DB354756

((H05000286967 3)))