

## Florida Department of State

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**FLORIDA/FOREIGN LIMITED LIABILITY CO.****H & H DEVELOPMENT AT BIRD ROAD, LLC**

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**ARTICLES OF ORGANIZATION****OF****H & H DEVELOPMENT AT BIRD ROAD, LLC**

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 H & H DEVELOPMENT AT BIRD ROAD, LLC ("Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the company shall be: 4535 Ponce de Leon Boulevard, Coral Gables, Florida 33146.

**ARTICLE III - DURATION**

The company shall commence its existence on the date these Articles of Organization are filed by 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.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the Registered Agent of the company in the State of Florida is: Carlos E. Padron, Esq., 2 Alhambra Plaza, Suite 860, Coral Gables, Florida 33134.

**THIS INSTRUMENT PREPARED BY:**

Carlos E. Padron, Esquire  
Fila, Padron & Diaz, P.A.  
2 Alhambra Plaza, Suite 860  
CORAL GABLES, FL 33134  
TELEPHONE (305) 461-4888  
FLORIDA BAR #866997

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**ARTICLE V -- ADDITIONAL CAPITAL CONTRIBUTIONS**

*Each member shall make additional capital contributions to the company only on the unanimous consent of all the members.*

**ARTICLE VI -- ADMISSION OF NEW MEMBERS**

*No additional members 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, 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 the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.*

**ARTICLE VII -- TERMINATION OF EXISTENCE**

*The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, 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 are at least two remaining members.*

**ARTICLE VIII -- MANAGEMENT**

*The company shall be managed by its managers in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the initial manager of the company is:*

**HARVEY HERNANDEZ**

**At: 4535 Ponce De Leon Boulevard, Coral Gables, Florida 33146**

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**ARTICLE IX - INDEMNIFICATION AND LIABILITY**

The Company may, as determined by the managers of the Company, indemnify and advance expenses to a Member, Manager, employee or agent of the Company in connection with any proceeding, to the extent permitted by and in accordance with applicable laws and statutes and the regulations of the Company.

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization in Miami, Florida, on this 11th day of January, 2006.

  
Harvey Hernandez  
Manager

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STATE OF FLORIDA

COUNTY OF DADE

) ss.

Before me, a Notary Public authorized in the State and County set forth above, personally appeared **HARVEY HERNANDEZ** known to me and known by me to be the persons, who, as organizer, executed the foregoing Articles of Organization and acknowledged before me that he executed those Articles of Organization.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 11th day of January, 2006.

  
NOTARY PUBLIC  
STATE OF FLORIDA

Notary Seal  
My Commission Expires  
April 17, 2007

My Commission Expires:

**ACCEPTANCE OF REGISTERED AGENT**

