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TO 2225888060#1#9-01

Division of Corporations

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**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

**RODRIGUEZ FT STUDIOS 1, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
RODRIGUEZ FT STUDIOS 1, LLC**

The undersigned, being a duly authorized representative of the members, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I**

**NAME**

The name of the limited liability company is RODRIGUEZ FT STUDIOS 1, LLC (the "Company").

**ARTICLE II**

**ADDRESS**

The principal office address of the Company is:

1621 Collins Avenue  
PH-1012  
Miami Beach, FL 33139

The mailing address of the Company is:

701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131

**ARTICLE III**

**REGISTERED AGENT AND OFFICE**

The Company designates 701 Brickell Ave., Suite 3000, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Intrastate Registered Agent Corporation as the Company's initial registered agent at that address to accept service of process within this state.

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#### ARTICLE IV

##### DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of the owners of a majority of ownership interest in the Company.

#### ARTICLE V

##### MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Manager(s) shall serve in such capacity until their successor(s) are duly elected and qualified.

#### ARTICLE VI

##### MANAGERS

The name and address of the initial Manager of the Company is:

Eduardo Rodriguez  
1621 Collins Avenue, PH-1012  
Miami Beach, FL 33139

#### ARTICLE VII

##### PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

#### ARTICLE VIII

##### ADDITIONAL MEMBERS

Additional Members may be admitted upon the unanimous written consent of the then existing Members, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

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**ARTICLE IX**

**OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 23rd day of February, 2006.



Jorge Hernandez-Torazo,  
Duly Authorized Representative of the  
Member(s)

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## ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for RODRIGUEZ FT STUDIOS 1, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 23rd day of February, 2006.

INTRASTATE REGISTERED AGENT CORPORATION

By: 

Jorge Hernandez-Toraño, President

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