

LD6000103468

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.

(((H06000259458 3)))



H060002594583ABCS

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

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305)634-3694
Fax Number : (305)633-9696

FILED
06 OCT 24 AM 8:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA/FOREIGN LIMITED LIABILITY CO.

945 ne 18 avenue, llc

RECEIVED
06 OCT 24 PM 3:03
DIVISION OF CORPORATION

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

H06000259458

FILED
06 OCT 24 AM 8:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(4)

ARTICLES OF ORGANIZATION OF

945 NE 18 AVENUE, LLC

ARTICLE I
NAME

The name of this Limited Liability Company shall be 945 NE 18 AVENUE, LLC (the "Company").

ARTICLE II
DURATION

The Company shall exist perpetually, unless sooner dissolved or extended further in a manner provided by law, or as provided in the regulations adopted by the members (the "Regulations").

ARTICLE III
PURPOSE

The Company is created for the purpose of transacting and engaging in any activity or business authorized under the Florida Statutes.

ARTICLE IV
PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Company shall be 901 Ponce de Leon Blvd., Suite 603, Coral Gables, Florida 33134, and such other place or places as the members from time to time may determine. The mailing address of the Company is the same.

ARTICLE V
INITIAL REGISTERED OFFICE AND
REGISTERED AGENT

The initial registered agent of the Company shall be William H. Alborno. The address of the initial registered agent is 901 Ponce de Leon Boulevard, Suite 603, Coral Gables, Florida 33134.

ARTICLE VI
MANAGEMENT

The Company will be managed by a manager or managers who may be, but are not required to be, a member of the Company. The name and address of the managers who

H06000259458

will serve as managers until the first annual meeting of the members or until his successor is selected and qualified in accordance with the Regulations are:

WILLIAM H. ALBORNOZ
801 Ponce De Leon Blvd.
Suite 603
Coral Gables, FL 33134

ARTICLE VII
NEW MEMBERS

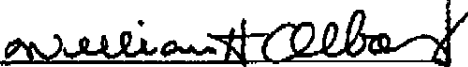
No additional members shall be admitted to the Company, and no member may transfer his or her interest in the Company, except, in either case as set forth in the Regulations, and if there are no Regulations then in effect, by unanimous consent of all of the members. No transferee shall have the right to participate in the management of the business and affairs of the Company or become a member unless admitted as a member upon such terms and conditions as set forth in the Regulations, and if no regulations are in effect, upon the unanimous consent of all of the members. Contributions of new members shall be determined as of their time of admission to the Company.

ARTICLE VIII
DISSOLUTION AND MEMBERS RIGHTS
TO CONTINUE BUSINESS

The Company shall be terminated and dissolved upon:

- (A) the vote of all members holding an interest in the Company;
- (B) the expiration of the term of the Company; or
- (C) the death, retirement, or resignation of a member, if the remaining members do not vote unanimously to continue the business of the Company.


IN WITNESS WHEREOF, the undersigned have caused these Articles of Organization to be executed on the 24 day of October, 2006, effective upon filing same with the Florida Department of State.


William H. Albornoz,

H06000259458

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment of registered agent contained in the foregoing Articles of Organization.


William H. Albornoz, Esquire

FILED
06 OCT 24 AM 8:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

M:\Docs\ARTICLES\LLC- 945 NE 18 AVENUE, LLC (William H. Albornoz October 2006).wpd

H06000259458