

Division of Corporations

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Florida Department of State
Division of Corporations
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FLORIDA/FOREIGN LIMITED LIABILITY CO.**BOCA CAPE REALTY MGT, L.L.C.**

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**ARTICLES OF ORGANIZATION
OF
BOCA CAPE REALTY MGT, L.L.C.**

We, the undersigned as organizers of a Limited Liability Company, under the Florida Limited Liability Company Act, Chapter 608 Florida Statutes, adopt the following Articles of Organization for such Limited Liability Company:

ARTICLE I - NAME

The name of the limited liability company is **BOCA CAPE REALTY MGT, L.L.C.**

ARTICLE II - PURPOSE AND POWERS

The general purpose of which the company is organized is to engage in the business of Real Estate investment and management and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida.

ARTICLE III - DURATION AND EFFECTIVE DATE

The period of duration of this limited liability company shall be perpetual from the date of the issuance of a Certificate of Organization by the State of Florida, unless the company is earlier dissolved. These Articles of Organization are effective immediately upon approval of the Department of State, State of Florida.

ARTICLE IV - PRINCIPAL OFFICE

The principal office of this limited liability company is **BOCA CAPE REALTY MGT, L.L.C., 1599 S.W. 7th Court, Boca Raton, FL 33486** and the mailing address is **BOCA CAPE REALTY MGT, L.L.C., 1599 S.W. 7th Court, Boca Raton, FL 33486.**

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**ARTICLE V - REGISTERED AGENT, REGISTERED OFFICE
& REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the registered agent are:

**Salvatore N. Guzzone
1599 S.W. 7th Court
Boca Raton, FL 33486**

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the 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. I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.


Registered Agent's Signature

ARTICLE VI - MANAGEMENT

The management of the company is reserved to the members of the limited liability company.

The name and address of the managing member is:

**Salvatore N. Guzzone
1599 S.W. 7th Court
Boca Raton, FL 33486**

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ARTICLE VII - WRITTEN OPERATING AGREEMENT

Any operating agreement entered into by the members of the Limited Liability Company, and any amendments or restatements thereof, shall be in writing. No oral agreement among any of the members or managers of the Limited Liability Company shall be deemed or construed to constitute any portion of or otherwise affect the interpretation of, any written operating agreement of the Limited Liability Company, as amended and in existence from time to time.

Dated: 12/27, 2006.

IN WITNESS WHEREOF, the undersigned Members has executed these Articles of Organization on this 27 day of December, 2006.

BOCA CAPE REALTY MGT, L.L.C.

By: Salvatore N. Guzzone

Salvatore N. Guzzone
Managing Member (MGRM)

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