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**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

**STEP-DORAL VENTURES, LLC**

Certificate of Status	0
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Page Count	04
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*Amanda Hadden*

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## **ARTICLES OF ORGANIZATION OF STEP-DORAL VENTURES, LLC**

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

1. **Name.** The name of this limited liability company is **Step-Doral Ventures, LLC**
2. **Duration.** The latest date upon which the limited liability company is to dissolve is January 1, 2043.
3. **Mailing Address and Street Address.** The Company's mailing and street address is: 200 South Biscayne Boulevard, 6<sup>th</sup> Floor, Miami, Florida 33131.
4. **Registered Agent and Office.** The name of the initial registered agent of the Company is **Larrea & Ortega**. The street address of the initial registered agent of the Company is **150 Alhambra Circle, Suite 950, Coral Gables, Florida 33134**.
5. **Additional Members.** Additional members to the Company may be admitted, but subject to the terms and conditions of the Operating Agreement for the Company.
6. **Termination of Membership.** If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members may, by unanimous written agreement, continue the business of the Company.
7. **Management of the Company.** The management of the limited liability company is vested, initially, in two Managers elected by the Members, with each Manager having the authority to act independently. The following will be the initial Managers:

**Names and Address:**

Stephen Stepner

200 South Biscayne Boulevard  
6<sup>th</sup> Floor,  
Miami, Florida 33131

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Emily Stepner

200 South Biscayne Boulevard  
6<sup>th</sup> Floor  
Miami, Florida 33131

8. Regulations. The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulation and management of the affairs of the Company.
9. Date of Existence of the Company. The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

The undersigned executed these Articles of Organization effective as of the 27<sup>th</sup> day of February, 2007.

  
Stephen Stepner, Manager

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

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

1. The name of the limited liability company is:

**STEP-DORAL VENTURES, LLC**

2. The name and address of the registered agent and office is:

**LARREA & ORTEGA**  
150 Alhambra Circle, Suite 950  
Coral Gables, Florida 33134

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, and I am familiar with and accept the obligations of my position as registered agent.

Linda Larrea, P.A., its general partner  
Registered Agent

  
Linda Larrea, Esq.

2-27-07  
(Date)

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