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FLORIDA/FOREIGN LIMITED LIABILITY CO.

LATITUDE 1712, LLC

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Electronic Filing Menu

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Help

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ARTICLES OF ORGANIZATION

OF

LATITUDE 1712, LLC

ARTICLE I

The name of the limited liability company is LATITUDE 1712, LLC.

ARTICLE II

The address of the principal office and the mailing address of the limited liability company is:

255 Alhambra Circle
Suite 500
Coral Gables, FL 33134

ARTICLE III

The name and the Florida street address of the registered agent of the limited liability company is:

Aragon Registered Agent, Inc.
255 Alhambra Circle
Suite 500
Coral Gables, FL 33134

Having been named as the 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.

Date:

9/21/07

Mayra Fernandez
Registered Agent's Signature

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ARTICLE IV

The name and address of each Manager or Managing Member is as follows:

MGR


Lothar Von Wachter
255 Alhambra Circle
Suite #500
Coral Gables, FL 33134

MGR

Arnold E. Nazur
255 Alhambra Circle
Suite #500
Coral Gables, FL 33134

In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Authorized Signee:



Type or Print Name: Arnold E. Nazur

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