

LOG 000047945

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

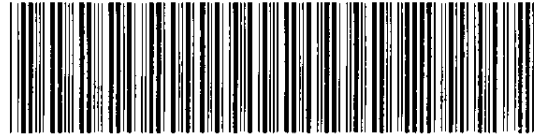
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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05/18/09--01011--011 **130.00

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

B. KOHR

MAY 18 2009

EXAMINER

Charter Number Only

VALIDATION ONLY

FILED
09 MAY 18 PM 1:15
TALLAHASSEE, FLORIDA

Requestor's Name: Jose A. Navarro
Address: 6401 SW 87 Ave. 100
Miami, FL 33173

630-3635

CORPORATION(S) NAME

F & E Property, LLC

- Profit
- NonProfit
- Foreign
- Limited Partnership
- Reinstatement
- Certified Copy
- Call When Ready
- Walk In
- Amendment
- Dissolution
- Annual Report
- Reservation
- Photo Copies
- Call If Problem
- Will Wait
- Merger
- Mark
- Other CUS / LLC
- Change of Registered Agent
- Certificate Under Seal
- After 4:30
- Mail Out

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

Empire Toll Free: 1-800-432-3028

Law Offices of

JOSÉ A. NAVARRO, P.A.

Attorneys at Law

Jose A. Navarro, Esq.
Board Certified
Real Estate Lawyer

6401 SW 87 Avenue, Suite 100
Miami, Florida 33173

(305) 630-3635
Fax (305) 630-3633

May 15, 2009

Secretary of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Re: F & E Property, LLC
Our File No. 09R8123

Dear Sir/Madam:

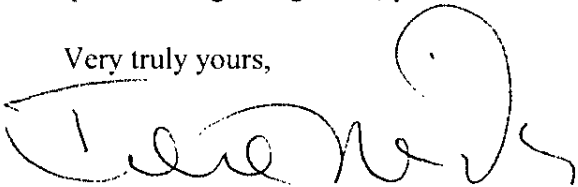
Enclosed herewith please find the Articles of Organization for the proposed liability company indicated above.

Also enclosed please find our check in the amount of \$130.00 to cover the following:

- Filing Fees (LLC)	\$100.00
- Registered Agent Designation	25.00
- Good Standing Certificate	<u>5.00</u>
Total	<u>\$130.00</u>

We would appreciate your office processing this Charter as soon as possible and if you have any questions regarding same, please contact the undersigned.

Very truly yours,



Irene Miranda, Legal Assistant

encl.

FILED
09 MAY 18 PM 1:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Prepared by:

Jose A. Navarro, Esq.
6401 SW 87th Avenue, Suite 100
Miami, Florida 33173
(305)630-3635

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

F & E PROPERTY, LLC

WE, the organizers hereto, do hereby execute these Articles of Organization of F & E Property, LLC, a limited liability company, organized under and pursuant to the provisions of Chapter 608, Florida Statutes.

ARTICLE I - NAME

The name of the Limited Liability Company is:

F & E Property, LLC

ARTICLE II - ADDRESS

401 Miracle Mile
Suite 211
Coral Gables, Florida 33134

ARTICLE III - EXISTENCE

This limited liability company shall exist from the date of the filing of these Articles of Organization with the Department of State, Tallahassee, Florida, and shall have perpetual existence, unless otherwise terminated prior thereto in accordance with Florida law.

ARTICLE IV - PURPOSE OF ORGANIZATION

The company is organized for the express purpose of receiving, buying, acquiring, owning, developing, renting, selling, leasing and/or in any other manner dealing in real and personal property located within the State of Florida, and for any and all other acts or purposes permitted under the laws of the State of Florida.

ARTICLE V - INTERESTS OF MEMBERS

All interests of members in the company shall be considered personal property and not real property and subject to the provisions of Section 608.433 Florida Statutes.

ARTICLE VI - MANAGEMENT OF THE COMPANY

A. Management by Members - unless otherwise specifically stated herein, management of the company shall be reserved to and be by the members of the company. The names and addresses of the initial Members of the company are:

- Ramiro Esparragoza - 5932 NW 110 Court, Doral, FL 33178
- Jorge Fornaris - 15211 SW 74 Court, Palmetto Bay, FL 33157

B. In order to facilitate the operation of the company, the following named persons or entity are herewith designated as the Managing Members of the company until the first annual meeting of members or until their respective successors are elected and qualified:

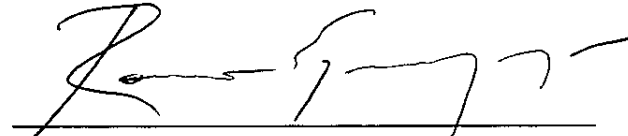
- Ramiro Esparragoza - Managing Member
- Jorge Fornaris - Managing Member

ARTICLE VII - REGISTERED AGENT,
REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE

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


Ramiro Esparragoza
401 Miracle Mile
Suite 211
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 as provided for in Chapter 608, F.S.

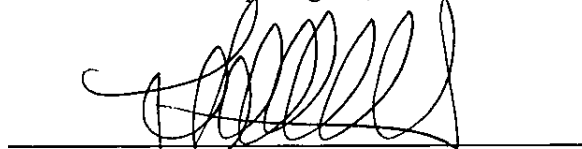


Ramiro Esparragoza, Registered Agent

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.



Ramiro Esparragoza, Member



Jorge Fornaris, Member