

Division of Corporations

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

All Star Realty XIV LLC

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Page Count	02
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION
OF
ALL STAR REALTY XIV LLC
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I
NAME

The name of the limited liability company is All Star Realty XIV LLC (hereinafter, the "Company").

ARTICLE II
MAILING AND PRINCIPAL ADDRESS

The mailing address and street address of the principal office of the Company is 2955 N. Powerline Road, Pompano Beach, Florida 33061.

ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the Company's registered agent are Morris Staszower, 2955 N. Powerline Road, Pompano Beach, Florida 33061.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 3rd day of September, 2009.

ALL STAR REALTY XIV LLC



Steven Garellek
Authorized Representative

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SECRETARY OF STATE
TALLAHASSEE, FLORIDAACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for All Star Realty XIV LLC at the place designed in Article III of the Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 608, F.S.



Morris StaszowerDated: 9/2/09

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