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2/15/10

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10 FEB 12 AM 11:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

N. G. G. FEB 15 2010

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: South Tower Properties, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Peter V. Fullerton, Esquire

Name of Person

The Fullerton Law Group, LLP

Firm/Company

2000 Ponce De Leon Blvd. Suite 501

Address

Coral Gables, Florida 33134

City/State and Zip Code

pfullerton@fullertonlawgroup.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Peter V. Fullerton, Esquire

Name of Person

at (**305**)

421-6391

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

South Tower Properties, LLC

(Must end with the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

2000 Ponce De Leon Blvd. Suite 501
Coral Gables, Florida 33134

Mailing Address:

2000 Ponce De Leon Blvd. Suite 501
Coral Gables, Florida 33134

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

Peter V. Fullerton, Esquire

Name

2000 Ponce De Leon Blvd. Suite 501

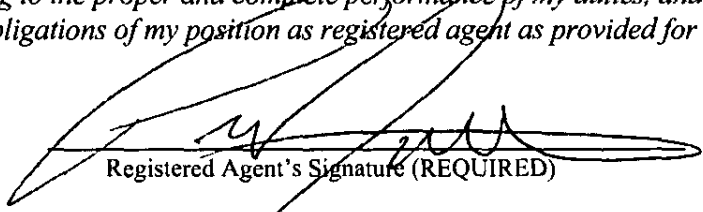
Florida street address (P.O. Box **NOT** acceptable)

Coral Gables, FL

City, State, and Zip

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TALLAHASSEE, FLORIDA

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..


Registered Agent's Signature (REQUIRED)

ARTICLE IV- Manager(s) or Managing Member(s):

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

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR

Peter V. Fullerton, Esquire

2000 Ponce De Leon Blvd. Suite 501

Coral Gables, Florida 33134

MGRM

Peter V. Fullerton, Esquire

2000 Ponce De Leon Blvd. Suite 501

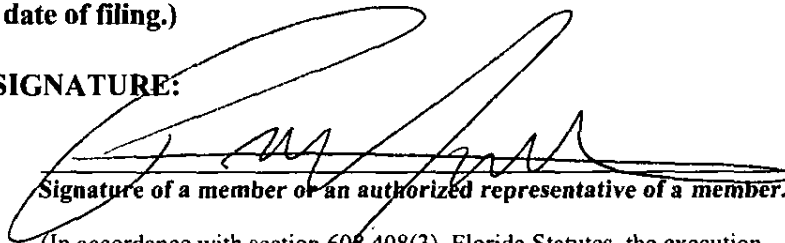
Coral Gables, Florida 33134

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: 02/15/2010 (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

REQUIRED SIGNATURE:


Signature of a member or an authorized representative of a member.

(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.)

Peter V. Fullerton

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

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