

L12000154088

**Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet**

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H12000289327 3)))



H120002893273ABC1

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561) 694-8107
Fax Number : (561) 694-1639

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
DEC 10 AM 10:40

FILED

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

RECEIVED
12 DEC 10 AM 6:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.
245 Costanera Road LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

T. CLINE

DEC 11 2012

EXAMINER

H12000289327

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
245 Costanera Road LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
245 Costanera Road LLC
245 Costanera Road
Coral Gables FL 33143

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Rafael Chapur Duarte
245 Costanera Road
Coral Gables FL 33143

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Tenzer PLLC
1001 Brickell Bay Drive, Suite 1812
Miami FL 33131
(786) 536-9022

H12000289327

Copyright © 1993-2012 CC

FILED
2012 DEC 10 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H12000289327

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

Rafael Chapur Duarte
245 Costanera Road
Coral Gables FL 33143

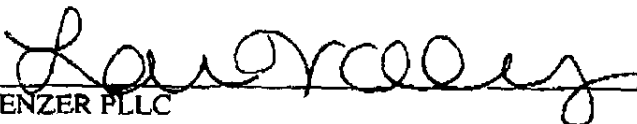
2012 DEC 10 PM 8:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Article VII. Company Existence

The Company's existence shall begin effective as of December 10, 2012.

The undersigned authorized representative of a member executed these Articles of Organization on 12/10/2012.


TENZER PLLC

by Lauren Vadney as attorney-in-fact

Tenzer PLLC
1001 Brickell Bay Drive, Suite 1812
Miami FL 33131
(786) 536-9022

H12000289327

Copyright © 1993-2012 CC

H12000289327

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

245 Costanera Road LLC

REGISTERED AGENT/OFFICE:

Rafael Chapur Duarte
245 Costanera Road
Coral Gables FL 33143

FILED
2012 DEC 10 AM 8:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



RAFAEL CHAPUR DUARTE
by Lauren Vadney as attorney-in-fact

Date: December 10, 2012.

Tenzer PLLC
1001 Brickell Bay Drive, Suite 1812
Miami FL 33131
(786) 536-9022

H12000289327