

Division of Corporations

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Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

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((H13000204277 3)))



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To:

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

From:

Account Name : BROAD AND CASSEL - MIAMI OFFICE  
Account Number : I20100000078  
Phone : (305) 373-9419  
Fax Number : (305) 995-6410

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

Email Address: Spitzerharry@gmail.com

FLORIDA LIMITED LIABILITY CO.  
Buckingham Venture, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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Electronic Filing Menu

Corporate Filing Menu

SEP 16 2013

FAX AUDIT NUMBER (((H13000204277 3)))

**ARTICLES OF ORGANIZATION  
OF  
BUCKINGHAM VENTURE, LLC**

**ARTICLE I  
Name**

The name of the Limited Liability Company is **BUCKINGHAM VENTURE, LLC** (the "Company").

**ARTICLE II  
Address**

The mailing address and street address of the principal office of the Company is located at 5225 Collins Avenue, Suite 1018, Miami Beach, Florida 33140.

**ARTICLE III  
Registered Agent**

The name of the Company's registered agent in the State of Florida is B & C Corporate Services, Inc., and the address of the Company's registered office is 2 South Biscayne Boulevard, 21<sup>st</sup> Floor, Miami, Florida 33131.

**ARTICLE IV  
Duration**

The period of duration for the Company shall be perpetual.

**ARTICLE V  
Management**

The Company is to be a member-managed company and the name and address of the initial member is Allstate Florida Development, LLC, 5225 Collins Avenue, Suite 1018, Miami Beach, Florida 33140.

**ARTICLE VI  
Admission of Additional Members**

Members shall have the right to admit additional members as provided by the Florida Limited Liability Company Act by a vote of a majority-in-interest of the members.

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**ARTICLE VII**  
**Members' Rights to Continue Business**

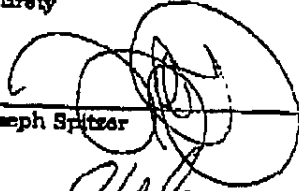
The death, retirement, resignation, expulsion, dissolution, bankruptcy, dissociation or withdrawal of any member, or the occurrence of any other event that terminates the continued membership of any member shall not cause the Company to be dissolved or its affairs to be wound-up, and upon the occurrence of any such event, the Company shall be continued without dissolution and without any affirmative action or requirement on the part of the members.

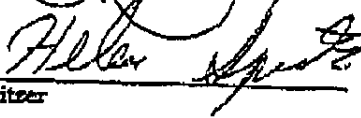
IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization of BUCKINGHAM VENTURE, LLC this 12<sup>th</sup> day of September, 2013.

**MEMBER:**

**ALLSTATE FLORIDA DEVELOPMENT, LLC**

BY: JOSEPH SPITZER AND HELEN SPITZER,  
husband and wife, as tenants by the  
entirety

  
\_\_\_\_\_  
Joseph Spitzer

  
\_\_\_\_\_  
Helen Spitzer

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**CERTIFICATE OF DESIGNATION  
OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.407 OR 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: **BUCKINGHAM VENTURE, LLC**
2. The name and address of the registered agent and office is: **B & C Corporate Services, Inc., 2 South Biscayne Boulevard, 21<sup>st</sup> Floor, Miami, Florida 33131**

*Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated by 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 the obligations of my position as a registered agent.*

**B & C Corporate Services, Inc.**

By: *Gisela Fasco*  
Gisela Fasco, Vice President

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3 SEP 13 AM 8:28  
CLERK OF DISTRICT COURT  
MIAMI, FLORIDA

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