

Division of Corporations

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# L13000140727

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To:

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

From:

Account Name : JUDITH KENNEY & ASSOCIATES, P.A.  
Account Number : I20010000233  
Phone : (305) 572-1020  
Fax Number : (305) 572-1085

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Email Address: jkenney@jcpalaw.com

## FLORIDA LIMITED LIABILITY CO.

### 302N Oceana, LLC

Certificate of Status	0
Certified Copy	0
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RECEIVED  
 13 OCT -4 AM 8:00  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

FILED  
 2013 OCT -4 AM 11:00  
 TALLAHASSEE, FLORIDA

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D. BRUCE

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**ARTICLES OF ORGANIZATION**

**OF**

**302N Oceana, LLC**

The undersigned hereby files the following Articles of Organization, for the purpose of forming a limited liability company under the laws of the State of Florida.

**ARTICLE I  
NAME**

The name of the limited liability company shall be:

**302N Oceana, LLC**

**ARTICLE II  
EXISTENCE AND DURATION**

The existence of the limited liability company shall commence immediately upon the filing of these Articles of Organization and shall be perpetual.

**ARTICLE III  
PURPOSE**

This limited liability company is organized for the purpose of engaging in any and all businesses and activities permitted by the laws of the State of Florida, which business activities may include owning, holding, improving, using, dealing in, managing, selling, mortgaging, pledging, leasing, exchanging, transferring and disposing of property, both real and personal and wherever situated, and shall have all powers necessary or convenient to effect any or all of the purposes for which the company is organized.

**ARTICLE IV  
PRINCIPAL OFFICE**

The mailing address and the street address of the principal office of this limited liability company shall be 1111 Brickell Avenue, Suite 1300, Miami, Florida 33131.

**ARTICLE V  
INITIAL REGISTERED AGENT**

The initial registered agent and street address of the initial registered agent of the limited liability company shall be:

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FILED  
OCT 10 2013  
MIAMI

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Judith Kenney, Attorney  
Judith Kenney & Associates, P.A.  
2001 Biscayne Boulevard, Suite 2620  
Miami, Florida 33137

**ARTICLE VI  
MANAGEMENT**

This company will be managed initially by one Manager, who is:

Maria Rosario Fernandez  
1111 Brickell Avenue, Suite 1300  
Miami, Florida 33131

**ARTICLE VII  
RESTRICTIONS ON MEMBERSHIP AND  
RIGHT TO CONTINUE AFTER WITHDRAWAL OF A MEMBER**

The Manager shall have the right to admit new members. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of the Managing Members.

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall continue the business.

**ARTICLE VIII  
INDEMNIFICATION**


This company shall indemnify, and shall advance expenses on behalf of, its managers and officers to the fullest extent not prohibited by any law in existence either now or hereafter.

The undersigned, being the authorized representative of the Manager of the limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of 302N OCEANA, LLC.

FILED  
2013 OCT -4 AM 11:00  
CLERK OF DISTRICT COURT  
MIAMI, FLORIDA

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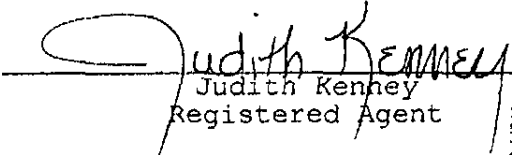
Executed by the undersigned at Miami, Florida this 3<sup>rd</sup> day of October, 2013.

  
Judith Kenney  
Authorized Representative  
of the Manager

**ACCEPTANCE BY REGISTERED AGENT**

Having been appointed the registered agent of 302N OCEANA, LLC, the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations imposed by the Florida Statutes upon registered agents.

Dated this 3<sup>rd</sup> day of October, 2013.

  
Judith Kenney  
Registered Agent

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CLERK OF STATE  
TALLAHASSEE FLORIDA

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