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**FLORIDA LIMITED LIABILITY CO.  
FIOPI UNIQUE PROPERTIES, LLC**

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SECRETARY OF STATE  
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ARTICLES OF ORGANIZATION

OF

FIOPI UNIQUE PROPERTIES, LLC  
A Florida Limited Liability Company

WE, THE UNDERSIGNED subscriber members of the Articles of Organization, on behalf of the member subscribers, for the purpose of forming a Limited Liability Company, under the Laws of the State of Florida, pursuant to the Florida Limited Liability Company, Act, state:

ARTICLE ONE

Name: The name of the Limited Liability Company is:  
FIOPI UNIQUE PROPERTIES, LLC

ARTICLE TWO

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

12491 SW 97 STREET  
Miami, Florida 33186

ARTICLE THREE

Registered Agent, Registered Office and Registered Agent's Signature:

The name and the Florida street address of the Registered Agent are:

ALDO GUILLERMO BOGGIANO  
12491 SW 97 STREET  
Miami, Florida 33186

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

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I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

  
ALDO GUILLERMO BOGGIANO

#### ARTICLE FOUR

MANAGEMENT: The Company shall be managed by the Managing Member who may mortgage, convey, lease, and otherwise encumber the assets of the company without the joinder of other members. Said Managing Member shall be appointed by the Members and any Managing Member may delegate duties to designated agent or agents. The initial Managing Member is to serve until the first annual meeting by members or until their successor is elected and qualifies as follows:

ALDO GUILLERMO BOGGIANO.

#### ARTICLE FIVE

Duration: The Company shall commence existence upon the filing of these Articles of Organization with the Secretary of State of Florida, and continue in perpetual existence unless sooner dissolved as provided by law.

#### ARTICLE SIX

Subscriber: Names and Post Office addresses of the Subscriber Members to these Articles of Organization are:

ALDO GUILLERMO BOGGIANO  
12491 SW 97 STREET  
Miami, Florida 33186

and

HILDEGARD C. BLAUBACH  
12491 SW 97 STREET  
Miami, Florida 33186

and

FIORINA CECILIA BOGGIANO  
690 SW 1<sup>st</sup> Court Apt. 1924  
Miami, Florida 33130

#### ARTICLE SEVEN

The Members are authorized to make regulations that shall govern the Company and to amend them from time to time.

#### ARTICLE EIGHT

After the initial membership, additional members may not be admitted except on the written consent of a majority of the existing members. A member may not transfer its interest without written consent of a majority of the remaining members. In the event of an Assignment or if a member ceases to have an interest in the Company, the Company shall still continue. The remaining members of the limited liability company shall continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

#### ARTICLE NINE

The purpose of the Company shall be to such extent as a limited liability company organized under the Florida Limited Liability Company Act Law of this state may now or hereafter lawfully do, either as principal or agent and either alone or in connection with other corporations, firms, or individuals, all and everything necessary, suitable, convenient, or proper for, or in connection with, or incident to, the accomplishment of any of the purposes or the attainment of any one or more of the objects herein enumerated, or designed directly or indirectly to promote the interests of this Company, or to enhance the value of its properties; and in general to do any and all things and exercise any and all powers, rights, and privileges, which a limited liability company may now or hereafter be organized to do or to exercise under the laws governing limited liability companies of this state or under any act amendatory thereof, supplemental thereto, or substituted therefore, or to otherwise engage in any lawful activity either within or without the State of Florida. The Company may buy, convey, sell, lease, rent, encumber, mortgage, deal in or otherwise dispose of real or personal property, or any other lawful business activity without limitation. To do any and all other acts and things as are necessary or convenience to the attainment of the purposes of this Company and any of them, to the same extent as natural persons lawfully might or could do in any part of the world, insofar as such acts are permitted to be done by a Company organized under

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the Limited Liability Company Act of this state.

ARTICLE TEN

The regulations may prescribe the contributions required of the member. The regulations may prescribe a reduction and loss of membership for failure to pay a required contribution after notice.

IN WITNESS WHEREOF, We have set our hands and seals in Miami-Dade County, Florida, this 12th day of December 2013.

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.



ALDO GUILLERMO BOGGIANO  
Member

MILAGROS R. VAZQUEZ, ESQ.  
3663 SW 8<sup>th</sup> Street, Suite 200  
Miami, FL 33135  
(305) 446-4555

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