### CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite T, Tallahassee, FL 32301, (904)224-8870 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302 TOLL FREE No. 1-800-342-8062 FAX (904) 222-1222

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Please remit invoice number with payment TERMS: NET 10 DAYS FROM INVOICE DATE 1 1/2% per month on Past Due Aniounts Past 30 Days, 18% per Annum

THANK YOU from
Your Capital Connection



#### FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State

Fobruary 9, 1995

CAPITAL CONNECTION, INC. 417 E. VIRGINIA STREET SUITE 1 TALLAHASSEE, FL 32301

SUBJECT: WAREHOUSE ASSOCIATES #1, L.C.

Ref. Number: W95000003017

We have received your document for WAREHOUSE ASSOCIATES #1, L.C. and check(s) totaling \$346.25. However, your check(s) and document are being returned for the following:

Every corporation, Ilmited partnership, general partnership, or trust/trustee listed as a manager or managing member of a limited liability company must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6925.

Brenda Baker Corporate Specialist

Wayse Ranna 0457 305-467-0457 Letter Number: 195A00005773

#### ARTICLES OF ORGANIZATION

# ARTICLES OF ORGANIZATION OF WAREHOUSE ASSOCIATES #1, L.C.

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

#### ARTICLEI

#### NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be WAREHOUSE ASSOCIATES #1, L.C., and its principal office shall be located at 4834 Southwest 75th Avenue, in the City of Miami, County of Dade, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

#### ARTICLE II

#### **PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

- 1. To engage in any activity or business authorized under the Florida Statutes.
- 2. In general, to carry on any and all incidental business; to have to exercises all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
- 3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
- 4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
- 5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and

perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with it business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statement contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

#### ARTICLES III

#### **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Articles may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

#### **ARTICLE IV**

#### **MANAGEMENT**

This limited liability company shall be managed by one (1) manager. The name and address of the person who shall serve until his successor is elected and qualified is as follows: David T. Diamond, %Rosenberg Diamond Development Corp., 1942 Williamsbridge Road, Bronx, N.Y. 10461.

#### ARTICLES V

#### MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. 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 a majority in interest of the members.

On 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 have the right to continue the business on unanimous consent of the remaining members.

#### ARTICLE VI

#### CAPITAL CONTRIBUTIONS

The total amount of cash and other property being contributed by the members of this Company are as follows:

Name of Member

Contribution

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

#### ARTICLES VII

#### PROFITS AND LOSSES

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to the distributive share of the profits specified as follows:

Name of Member	Percentage of Ownership
Diamond Enterprises, a New York General Partnership, whose managing partner is David T. Diamond	50%
Four Roses Realty Co., a New York General Partnership, whose managing partner is Robert Rosenberg	10%

Elsie Malschick and Judy Lynn Malschick, as Trustees of the Elsie Malschick Trust, a/k/a the Elsie Malschick Intervivos	
Revocable Trust, dated November 21 = 500.	18%
Gary P. Colien	15%
Ruth Calderon	7%

The distributive share of the profits shall be determined and paid to the members monthly.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in the following shares:

Name of Member	Percentage of Ownership
Diamond Enterprises, a New York General Partnership, whose managing partner is David T. Diamond	50%
Four Roses Realty Co., a New York General Partnership, whose managing partner is Robert Rosenberg	10%
Elsie Malschick and Judy Lynn Malschick, as Trustees of the Elsie Malschick Trust, a/k/a the Elsie Malschick Intervivos Revocable Trust, dated November 21, 1990.	c 18%
Gary P. Cohen	15%
Ruth Calderon	7%

#### ARTICLE VIII

#### DURATION

This Company shall have a duration of thirty (30) years from the date of filing of these Articles of Organization with the Florida Department of State. However, the duration can be extended by agreement among the members, but shall not have a perpetual existence.

#### ARTICLE IX

#### INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 7700 North Kendall Drive, Suite 803, Miami, Florida 33156, and the name of the company's initial registered

liability company, acting under p	representative of one of the original members of the limited ower of attorney, certifies that this instrument constitutes the of WARBHOUSE ASSOCIATES #1, L.C. ersigned at City of Highti , County of the of FLORIDA , on the 877 day of
	Jeffrey S. Kramer, as attorney in act for David T. Diamond, managing partner of Diamond Enterprises, a New York General Partnership
Expenses, 199	nt was acknowledged before me this But day of 5, by Jeffrey S. Kramer, as attorney in fact for David T. amond Enterprises, a New York General Partnership. He is produced as identification.
Notary Scal/Stamp:	NOTARY PUBLIC, STATE OF FLORIDA
HOTANY PURICE, STATE OF FLORDA DEGINEE VALOR ECHAN COMMISSION NO CC-0111471 IN COMMISSION EARISES OCT. 10, 1997	

#### EXHIBIT "A"

## TO ARTICLES OF ORGANIZATION OF WAREHOUSE ASSOCIATES #1, LC., # Florida Limited Liability Company, CONSISTING OF THE NAMES OF ITS MEMBERS AS OF THE DATE OF FORMATION AND THE TOTAL AMOUNT OF CASH AND/OR THE VALUE OF OTHER PROPERTY CONTRIBUTED BY SUCH MEMBER FOR THEIR PERCENTAGE INTEREST THEREIN

	Name of Member	Percentage of Membership Interest	Contribution
1.	Diamond Enterprises, a New York General Partnership, whose managing partner is David T. Diamond	50%	an undivided interest in property which undivided interest is valued at \$765,000.00 plus pro-rata share of leasehold operations, acquisition costs, fees and expenses, a portion of which contribution is represented by the proceeds of a Metro-Bank mortgage loan, a portion of which is individually guaranteed by the managing partner of such member.
2.	Four Roses Realty Co., a New York General Partnership, whose managing partner is Robert Rosenberg	10%	an undivided interest in property which undivided interest is valued at \$153,000.00 plus pro-rata share of leasohold operations, acquisition costs, fees and expenses, a portion of which contribution is represented by the proceeds of a Metro-Bank mortgage loan, a portion of which is individually guaranteed by the managing partner of such member.
3.	Elsie Malschick and Judy Lynn Malschick, as Trustees of the Elsie Malschick Trust, a/k/a the Elsie Malshick Intervivos Revocable Tr dated November 21, 199	ust,	an undivided interest in property which undivided interest is valued at \$275,000.00 plus pro-rata share of leasehold operations, acquisition costs, fees and expenses, a portion of which contribution is represented by the proceeds of a Metro-Bank mortgage loan, a portion of which is individually guaranteed by Raymond Malschick, a beneficiary of said Trust.
4.	Gary P. Cohen	15%	an undivided interest in property which undivided interest is valued at \$229,500.00; plus pro-rata share of leasehold operations, acquisition costs, fees, and expenses, a portion of which contribution is represented by the proceeds of a Metro-Bank mortgage loan, a portion of which is guaranteed individually by said member.
5.	Ruth Calderon	7%	an undivided interest in property which undivided interest is valued at \$107,100.00; plus pro-rata share of leasehold operations, acquisition costs, fees, and expenses, a portion of which contribution is represented by the proceeds of a Metro-Bank mortgage loan, a portion of which is guaranteed individually by said member.

### Affidavit of Membership and Contributions

State of Florida )

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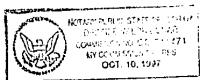
County of Dade )

In compliance with Florida Statutes Section 608.407(2), the undersigned member or authorized representative of a member of WAREHOUSE ASSOCIATES #1, L.C., deposes and says:

- 1. The limited liability company identified above has at least two members.
- 2. The total amount of cash contributed by the members is \$132,283.24.
- 3. If any, the agreed value of property other than cash contributed by the members is \$1,530,000.00. A description of the property is attached as Exhibit "A" and made a part of this affidavit.
- 4. The total amount of cash or property anticipated to be contributed by the members is \$1,662,283.24. This total includes the amounts from 2 and 3 above.

Jeffrey S. Krainer, as attorney in fact for David T. Djamond, managing partner of Diamond Enterprises, a New York General Partnership

- Fragrisia 1975 hv	s acknowledged before me this $\frac{S^{V_n}}{S^{V_n}}$ day of Jeffrey S. Kramer, as attorney in fact for David T. DUSE ASSOCIATES #1, L.C. He is personally known
to me or has produced	as identification.
to the or has produced	
Notary Seal/Stamp:	NOTARY PUBLIC, STATE OF FLORIDA
	NOTARY PUBLIC, STATE OF FLORIDA



#### EXHIBIT "A"

"ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13; LOTS 14, LESS THE SOUTH 90 FEET OF THE EAST 12 FEET OF SAID LOT 14; ALL OF LOTS 17, 18, 19, 20, 21, 22, 23, 25 AND 26; LESS THE NORTH TEN (10') FEET OF LOTS 1, 2, 3, 25, AND 26; AND THE EAST TEN (10') FEET OF LOTS 17, 18, 19, 20, 21, 22, AND 23; AND THE WEST TEN (10') FEET OF LOTS 1, 4, 5, 6, 7, 8, 9, 10 AND 11; AND THE SOUTH TEN (10') FEET OF LOTS 11, 12, 13, AND 14, ALL IN BLOCK 6, AMENDED PLAT OF MELROSE GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, AT PAGE 94, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON."

### Statement Designating Registered Agent and Office | LED

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)\$	SPORETARY OF STATE.
County of Dade )	SECRETARY OF STATE
Liability Company Act, the limit statement in designating its register. The name of the limited if The name of the registered. S. Kramer and the street address of 7700 North Kendall Drive, Suite This statement is to acknow #1, L.C. has appointed me, Jeffrey for the company at the place designation.	viedge that, as indicated above, which hoosts has control of S. Kramer, as its registered agent to accept service of process ignated above in this certificate. I accept this appointment as in this capacity. I further agree to comply with the provisions or and complete performance of my duties, and I am familiar f my position as registered agent.
	Jeffrey St. Kroner
	ent was acknowledged before me this $8^{1/4}$ day of
ASSOCIATES #1, a limited liabi	1975, by Jeffrey S. Kramer, agent on behalf of WAREHOUSE lity company. He is personally known to me or has produced diffication.
Notary Seal/Stamp:	NOTARY PUBLIC, STATE OF FLORIDA
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## FILE NOW: Fee after May 1, will be \$588.75

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