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A PROFESSIONAL ASSOCIATION

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**L97000000053**

Ms. Gretchen Harvey  
State of Florida, Division of Corporations  
Registration Section  
409 East Gaines Street  
Tallahassee, Florida 32399

700002058557--9  
-01/15/97--01020--004  
\*\*\*337.50 \*\*\*337.50

**Re: REALINVEST PORTFOLIO, L.L.C.**

Dear Ms. Harvey:

I hope that you had a wonderful holiday! Enclosed please find the Articles of Organization and Affidavit of Membership and Contribution regarding the above-captioned limited liability company. Please process these papers as quickly as possible.

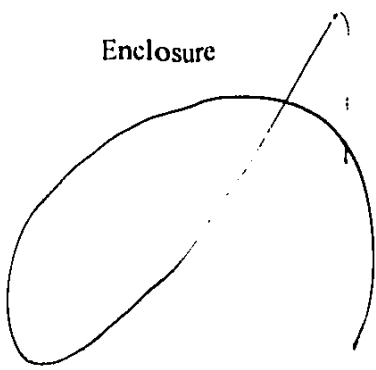
We have also enclosed our firm's check in the amount of \$337.50 for the following: (a) \$250.00 for the filing fee; (b) \$35.00 for the Registered Agent; and (c) \$52.50 for a certified copy. Should you require any further information, please do not hesitate to contact our offices.

Very truly yours,

  
Ivette Halphen Leon, Esq.

IHL/ew

Enclosure

  
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## ARTICLES OF ORGANIZATION OF REALINVEST PORTFOLIO, L.L.C.

The undersigned hereby 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 be the Charter and authority for the conduct of business of such limited liability company.

### ARTICLE I NAME

The name of the limited liability company shall be **REALINVEST PORTFOLIO, L.L.C.**, and its principal place of business shall be in the City of Miami, County of Dade, State of Florida, but it shall have the power and authority to establish branch offices at such place or places as may be designed by the members.

### ARTICLE II PURPOSES AND POWERS

The general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, in addition to those authorized by the laws of the State of Florida, and the powers of the limited liability company, 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 and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things herein set forth 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, goodwill, 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 the 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 thereof, and to perform and carry out, assign, cancel or rescind any of such contracts.

Document Prepared By:  
Richard A. Alayon, Esq.  
Florida Bar No.: 934290  
Alayon & Peña, P.A.  
2450 S.W. 137th Avenue, Suite 226  
Miami, Florida 33175

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5. To exercise all or any of the limited liability company powers and to carry out all or any of the purposes enumerated herein, 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 such capacity or under such arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, or to render any other service or assistance insofar as it lawfully may 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 herein set forth, either alone or in association with others, incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

7. 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 statements 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.

8. Nothing herein contained 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 the laws of the State of Florida, lawfully carry on, exercise or do.

### **ARTICLE III**

#### **CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of Two Thousand Dollars (\$2,000.00) cash shall be paid to the limited liability company by the members as follows:

Fininvest, Inc., a Florida corporation	2%
Star Fininvest Corporation, a Panamanian corporation	98%

Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in amounts equal to aforementioned shares.

**ARTICLE IV**  
**PROFITS AND LOSSES**

1. **Sharing of Profits.** 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 as follows:

Fininvest, Inc., a Florida corporation	2%
Star Fininvest Corporation, a Panamanian corporation	98%

The distributive share of the profits shall be determined and paid to the members on the anniversary date of the commencement of business of the limited liability company.

2. **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.

**ARTICLE V**  
**LIMITED LIABILITY COMPANY 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 Article may be amended, from time to time, in the regulations of the limited liability company by an unanimous vote of the members of the limited liability company.

**ARTICLE VI**  
**DURATION**

The limited liability company shall exist perpetually existence or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE VII**  
**PRINCIPAL PLACE OF BUSINESS**

The principal office of this limited liability company shall be 20301 W. Country Club Drive, Coronado Tower II, Apartment 1925, Miami, Florida 33180-1657

**ARTICLE VIII**  
**MANAGEMENT**

Management of this limited liability company is reserved to its members, who shall serve as such until the first annual meeting of members or until their successors are elected and qualify, who names and addresses are as follows:

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Fininvest, Inc.  
20301 W. Country Club Drive  
Coronado Tower II, Apartment 1925  
Miami, Florida 33180-1657

**ARTICLE IX**  
**INITIAL REGISTERED OFFICE**  
**AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is **ALAYON & PEÑA, P.A.**, 2450 S.W. 137th Avenue, Suite 226, Miami, Florida 33175, and the name of its initial registered agent at such address is **Richard A. Alayon, Esq.**

**ARTICLE X**  
**RESTRICTIONS ON MEMBERSHIP**

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 unanimous written consent of all 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 have the right continue the business upon unanimous consent of such remaining members.

The undersigned, being the original members of the limited liability company, hereby certify that the foregoing constitutes the proposed Articles of Organization of **REALINVEST PORTFOLIO, L.L.C.**.

Executed by the undersigned at Miami, Dade County, Florida, this 2nd day of January, 1997.

**FININVEST, INC., Member**


By: Arno Busser  
Arno Busser

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**STATE OF FLORIDA )**  
**) ss.**  
**COUNTY OF DADE )**

License #B200-000-35-081-2 as identification,



**NOTARY PUBLIC, State (SEAL)**  
of Florida, at Large  
Name:  
Commission Number:  
Commission Expires:


 **NOTARY PUBLIC**  
STATE OF FLORIDA


Notary Public  
My Commission Expires

**STATE OF FLORIDA )**  
**COUNTY OF DADE ) ss.**

The foregoing Articles of Organization of **FININVEST, INC.**, were acknowledged before me, a Notary Public in and for the State of Florida, this 2nd day of January, 1997, by Mr. Arno Busser, Secretary and Attorney-in-Fact of **STAR FININVEST CORPORATION**, a Panamanian corporation, Member, who is personally known to me and who produced Florida Driver's License #B260-000-55-081-2 as identification, on behalf of the Limited Liability Company.

on, on behalf of the Limited Liability Company.

  
\_\_\_\_\_  
**NOTARY PUBLIC**, State (SEAL)  
of Florida, at Large  
Name:  
Commission Number:  
Commission Expires:



Ivette Hefphen Leon  
My Commission CC572858  
Expires Aug. 18, 2000


**ACCEPTANCE BY REGISTERED AGENT**

Having been appointed the registered agent of **REALINVEST PORTFOLIO, L.L.C.**, the undersigned hereby accepts such appointment, agrees to act in such capacity, and accepts the obligations imposed by Florida Statutes Section 607.325.

Executed this 2nd day of January, 1997.

**ALAYON & PEÑA, P.A.**

By:

  
**RICHARD A. ALAYON, ESQ.**

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**ARTICLES OF ORGANIZATION  
(Limited Liability Company)**

**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

The undersigned member of **REALINVEST PORTFOLIO, L.L.C.** a Florida limited liability company, deposes and says:

1. The above named limited liability company has at least two (2) members.
2. The total amount of cash contributed by the members is two thousand dollars (\$2,000.00).
3. The agreed value of the property other than cash contributed by the members, if any, is Ninety-Eight Thousand Dollars (\$98,000.00).
4. The total amount of cash or property anticipated to be contributed by the members is One Hundred Thousand dollars (\$100,000.00). This total includes amounts from items 2 and 3 above.

**FININVEST, INC.**

By: \_\_\_\_\_

ARNO BUSSE, Director

**DATED:** January 2, 1997

**STATE OF FLORIDA )**

) ss.

**COUNTY OF DADE )**

The foregoing Affidavit was acknowledged before me, a Notary Public in and for the State of Florida, this 2nd of January, 1997, by Arno Busser, Director of **FININVEST, INC.**, Member, who is personally known to me and who produced Florida Driver's License #B260-000-55-081-2 as identification, on behalf of the Limited Liability Company.

\_\_\_\_\_  
**NOTARY PUBLIC, State (SEAL)**

of Florida, at Large

Name:

Commission Number:

Commission Expires:



Iwete Halphen Leon  
My Commission CC578258  
Expires Aug. 18, 2000

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