

Document Number Only

L990000000962

CT CORPORATION SYSTEM

660 EAST JEFFERSON STREET

Requestor's Name
TALLAHASSEE, FL 32301

Address
222-1092

City State Zip Phone

CORPORATION(S) NAME

000002285920--1
-09/05/97--01095--004
****285.00 ****285.00

MAAS Building L.C.

- ☐ Profit
☐ NonProfit
☒ Limited Liability Co.
☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Certified Copy
☐ Call When Ready
☒ Walk In
☐ Mail Out
- ☐ Amendment
☐ Dissolution/Withdrawal
☐ Annual Report
☐ Reservation
☐ Photo Copies
☐ Call if Problem
☐ Will Wait
- ☐ Merger
☐ Mark
☐ Other
☐ Change of R.A.
☐ Fictitious Name Filing
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SEP 08 1997

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CR2E031 (1-89)

**ARTICLES OF ORGANIZATION
OF
MAAS BUILDING L.C.**

FILED

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**SECRETARY OF STATE
TALLAHASSEE FLORIDA**

ARTICLE I - Name

The name of the Limited Liability Company is: **MAAS BUILDING L.C.**

ARTICLE II - Address

The mailing address and, if different, the street address of the principal office of the Limited Liability Company is/are: 1213 East Sixth Avenue
Mezzanine Suite
Tampa, Florida 33605

ARTICLE III - Duration

The period of duration for the Limited Liability Company shall be: Thirty (30) years from the date of its organization.

ARTICLE IV - Management

The Limited Liability Company is to be managed by managers and the names and addresses of such managers who are to serve as managers are:

Sage Maas Building, LLC
1512 Larimer Street
Suite 800
Denver, Colorado 80202

Franklin Street Partners, Inc.
1213 East Sixth Avenue
Mezzanine Suite
Tampa, Florida 33605

ARTICLE V - Registered Agent

The name and street address of the initial registered agent of the Limited Liability Company is:

C T CORPORATION SYSTEM
1200 South Pine Island Road
Plantation, Florida 33324

ARTICLE VI - Registered Office

The street address of the initial registered office of the Limited Liability Company is:

c/o C T CORPORATION SYSTEM
1200 South Pine Island Road
Plantation, Florida 33324

ARTICLE VII - Admission of Additional Members

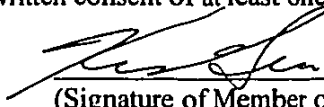
The right, if given, of the remaining members to admit additional members and the terms and conditions of the admissions shall be:

From the date of the formation of the Limited Liability Company, any person unanimously approved by all of the members of the Limited Liability Company may become a member in the Limited Liability Company either by the issuance by the Limited Liability Company of membership interests for such consideration as the members shall unanimously determine, or as a transferee of an existing member's membership interest or any portion thereof, subject to the terms and conditions of the Limited Liability Company's regulations. No new members shall be entitled to any retroactive allocation of losses, income or expense deductions incurred by the Limited Liability Company. Upon the admission of any new member the percentage interests of all members shall be adjusted to reflect the new member's membership interest.

ARTICLE VIII - Members' Rights to Continue Business

The right, if given, of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member of the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be exercisable by the written consent of at least one remaining member.

September 2, 1997
(Date)


(Signature of Member or the Authorized Representative of a Member)

REGISTERED AGENT ACCEPTANCE

Having been named as registered agent and to accept service of process for the above stated limited liability company at the address designated in this certificate pursuant to the provisions of section 608.415, Florida Statutes, 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 and accept the obligations of my position as registered agent.

CT CORPORATION SYSTEM

By Connie Bryan
(Signature) CONNIE BRYAN
SPECIAL ASSISTANT SECRETARY
(Type Name of Officer)

(Title of Officer)


9-3-97
(Date)

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FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20535

AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned member or authorized representative of a member of MAAS BUILDING L.C., deposes and says:

- 1) the above named limited liability company has at least two members.
- 2) the total amount of cash contributed by the members is up to \$1,000,000.00.
- 3) if any, the agreed value of the property other than cash contributed by member(s) is: N/A.
- 4) the total amount of cash or property anticipated to be contributed by member(s) is up to \$1,000,000.00. This total includes amounts from 2 and 3 above.


(Signature of a member or authorized
representative of a member)

September 2, 1997
(Date)

In accordance with Section 608.402(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.