



THE UNITED STATES  
CORPORATION  
COMPANY

199000001098

ACCOUNT NO. : 072100000032

REFERENCE : 149706 8690A

AUTHORIZATION :

*Patricia Pujols*

COST LIMIT : \$ 285.00

ORDER DATE : February 26, 1999

ORDER TIME : 10:45 AM

ORDER NO. : 149706-005

600002788726--8

CUSTOMER NO: 8690A

CUSTOMER: Mr. Anthony Varrone  
BEDZOW KORN BROWN WOLFE &  
BEDZOW KORN BROWN WOLFE &  
Suite 200  
20803 Biscayne Boulevard  
Aventura, FL 33180

DOMESTIC FILING

NAME: JEFFERSON LOFTS, L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Angie Glisar

EXAMINER'S INITIALS: \_\_\_\_\_

*L99-1098*

Name	<i>[Signature]</i>
Availability	<i>[Signature]</i>
Document	<i>[Signature]</i>
Examiner	<i>[Signature]</i>
Notar	<i>[Signature]</i>
Witness	<i>[Signature]</i>
Acknowledgment	<i>[Signature]</i>
W. P. Veriver	<i>[Signature]</i>

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DIVISION OF CORPORATIONS

# BEDZOW, KORN, BROWN, LIPTON, MILLER & ZEMEL, P.A.

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FRANKLIN L. ZEMEL  
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JACQUELINE SCHNEIDER  
TERI L. DI GIULIAN  
SCOTT A. LEVINE  
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<sup>1</sup> Also Admitted in Province of Québec  
<sup>2</sup> Also Admitted in New York  
<sup>3</sup> Also Admitted in Colorado  
<sup>4</sup> Also Admitted in Colombia, S.A.

February 25, 1999

**Via Hand-Delivery**

Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

Re: **Jefferson Lofts, L.C., a Florida limited liability company (the "Company")**

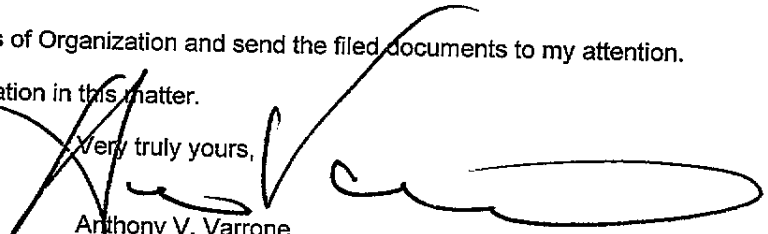
To Whom It May Concern:

Enclosed herein for filing, please find the originally executed Articles of Organization of the Company dated February 24, 1999, together with the Designation of Registered Agent and Affidavit of Capital Contributions (the "Articles of Organization").

Please process the Articles of Organization and send the filed documents to my attention.

Thank you for your cooperation in this matter.

Very truly yours,

  
Anthony V. Varrone  
Transactional Paralegal  
For the Firm

Enclosure

cc: Gary L. Brown, Esq.

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**ARTICLES OF ORGANIZATION  
OF  
JEFFERSON LOFTS, L.C.**

THE UNDERSIGNED, as the initial member of Jefferson Lofts, L.C., a Florida limited liability company formed hereunder (the "Company"), hereby forms a limited liability company under the laws of the State of Florida.

**ARTICLE I. COMPANY NAME**

The name of this Company is: Jefferson Lofts, L.C.

**ARTICLE II. COMMENCEMENT AND TERM OF EXISTENCE**

In accordance with Section 608.409 (1) of the Florida Limited Liability Company Act (the "Act"), the term of existence of the Company shall commence upon the filing of these executed Articles of Organization with the Florida Department of State, and shall continue perpetually, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

**ARTICLE III. MAILING ADDRESS OF COMPANY**

The mailing address of this Company is:

1320 South Dixie Highway  
Suite 781  
Coral Gables, Florida 33146

**ARTICLE IV. STREET ADDRESS OF COMPANY**

The street address of the principal office of the Company is:

1320 South Dixie Highway  
Suite 781  
Coral Gables, Florida 33146

**ARTICLE V. REGISTERED AGENT AND REGISTERED AGENT ADDRESS**

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

GARY L. BROWN, ESQ.  
BEDZOW, KORN, BROWN, LIPTON, MILLER, & ZEMEL, P.A.  
20803 Biscayne Boulevard  
Suite 200  
Aventura, Florida 33180  
(305) 935-6888

**ARTICLE VI. ADMISSION OF ADDITIONAL MEMBERS**

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the affirmative vote of a majority of those managers of the Company in attendance at a duly called meeting of the managers at which a quorum exists or by written consent of a majority of the managers of the Company. Any new member which is approved by the managers of the Company as set forth herein shall become a member of the Company upon payment of the contribution to the capital of the Company as established from time to time by the managers, and upon such member's agreement to comply with these Articles of Organization, the Operating Agreement and such other documents, statutes, rules, regulations or guidelines as the managers may from time to time determine in their sole discretion.

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#### **ARTICLE VII. RIGHT OF ASSIGNEE TO BECOME A MEMBER**

Except as may be otherwise provided in the Operating Agreement, an assignee of a member's interest in the Company may become a member of the Company, and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the Company, upon the affirmative vote of a majority of all of the members of the Company (excluding the member seeking to transfer his interest in the Company) which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company (excluding the member seeking to transfer his interest in the Company) as set forth in the Operating Agreement, provided such assignment and admission of such assignee as a member complies with the terms and conditions of the Operating Agreement of the Company.

#### **ARTICLE VIII. DISSOLUTION OF COMPANY**

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the Company shall be dissolved unless the other members, elect to continue the Company either upon the affirmative vote of a majority of all of the members of the Company, which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company, and so long as there remains one (1) member of the Company.

#### **ARTICLE IX. MANAGERS**

The Company shall be managed by managers. The name and address of the initial manager is set forth below. The initial manager shall serve as manager until the first annual meeting of members or until its successors are elected and qualify.

Initial Manager:  
Address:

SCOTT A. GREENWALD  
1320 South Dixie Highway  
Suite 781  
Coral Gables, Florida 33146

#### **ARTICLE X. RETURN OF CAPITAL**

No member shall have the right to demand the return of his or its contribution to capital except as provided in the Company's Operating Agreement then in existence.

#### **ARTICLE XI. AMENDMENT TO ARTICLES OF ORGANIZATION**

Members may adopt, alter, amend or repeal any provision of the Articles of Organization upon the affirmative vote of a majority of all of the members of the Company which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company.

#### **ARTICLE XII. AMENDMENT OF OPERATING AGREEMENT**

Pursuant to Section 608.423 (1) of the Act, the managers of the Company may adopt, alter, amend or repeal any provision of the Operating Agreement upon the affirmative vote of a majority of those managers of the Company in attendance at a meeting of the managers duly called at which a quorum exists or by written consent of a majority of the managers of the Company; provided, however, any provision which has been previously adopted, altered or amended by the members and which states that it may only be amended, altered or repealed by the members, may not be altered, amended or repealed by the managers but shall only be amended, altered or repealed upon the affirmative vote of a majority of all of the members of the Company which vote is taken at a duly called meeting of the members or by written consent of a majority of the members of the Company.

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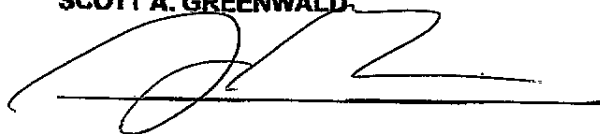
FROM GARYBROWN 3059362794

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**IN WITNESS WHEREOF**, the undersigned as the initial member of the Company has executed the foregoing Articles of Organization as of this 24<sup>th</sup> day of February, 1999.

**INITIAL MEMBER:**

**SCOTT A. GREENWALD**

A handwritten signature in dark ink, appearing to be "SAG", written over a horizontal line.

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**CERTIFICATE ACCEPTING DESIGNATION AS  
AN AGENT UP ON WHOM SERVICE OF PROCESS WITHIN  
THIS STATE MAY BE SERVED**

The following is submitted pursuant to Sections 608.415 and 608.507 of the Florida Limited Liability  
Company Act

Having been appointed as the registered agent of Jefferson Lofts, L.C., a  
Florida limited liability company in its Articles of Organization, at the place  
designated in such Articles of Organization, the undersigned hereby agrees  
to act in this capacity and affirms that it is familiar with, and accepts, the  
obligations of such position.

Dated: February 24 1999.

By:   
GARY L. BROWN, ESQ.

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

Pursuant to Section 608.407(2) of the Florida Limited Liability Company Act, the undersigned, as the initial member of Jefferson Lofts, L.C., a Florida limited liability company (the "Company"), who, upon being duly sworn, certifies the following:

1. The Company has at least one (1) member.
2. As of the date hereof, the amount of capital contributions to the Company made by the member is as follows:

\$10.00

3. The anticipated amount of additional capital contributions to the Company made by the members will be as follows:

\$1,000.00 = SCOTT A. GREENWALD

4. There have been no contributions to the Company made by the members other than cash contributions or contribution of promissory notes.

**FURTHER AFFIANT SAYETH NOT.**

Under penalties of perjury, the undersigned, as the initial member of the Company, declares that the undersigned has read the foregoing and that the facts alleged are true, to the best of the undersigned's knowledge and belief.

Dated: February 24<sup>th</sup>, 1999.

INITIAL MEMBER:

SCOTT A. GREENWALD



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