

L99000002517



ACCOUNT NO. : 072100000032

REFERENCE : 225719 . 8306A
Patricia Lopez

AUTHORIZATION :

COST LIMIT : \$ 337.50

ORDER DATE : May 3, 1999

ORDER TIME : 2:19 PM

ORDER NO. : 225719-005

CUSTOMER NO: 8306A

CUSTOMER: Ross Manella, Esq
MANELLA & KLAPHOLZ, LLP.
MANELLA & KLAPHOLZ, LLP.
Suite 212
2500 Hollywood Boulevard
Hollywood, FL 33020

FILED OF STATE
SECRETARY OF CORPORATIONS
99 MAY -3 PM 4: 17
REC'D
99 MAY -3 PM 3: 15
DIVISION OF CORPORATIONS

DOMESTIC FILING

NAME: 2401 VAN BUREN INVESTMENTS,
LLC

4

EFFECTIVE DATE:

800002860768-9

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds

EXAMINER'S INITIALS: _____

B/K

5/3/99

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY
AND AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

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ARTICLE I - NAME

The name of the Limited Liability Company is:

2401 VAN BUREN INVESTMENTS, LLC

ARTICLE II - ADDRESS

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

2401 Van Buren Investments, LLC
c/o Marcus Ellner
20185 East Country Club Drive
Apt. TS-6
Aventura, Florida 33180

ARTICLE III - DURATION

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by David Ellner and the address of the Manager is:

David Ellner
10085 Bay Harbour Drive Terrace
Bay Harbour Island, Florida 33154

ARTICLE V - ADMISSION OF ADDITIONAL MEMBERS

The right, if given, of the Members to admit additional Members and the terms and conditions of the admissions shall be, upon unanimous consent of all of the Members.

ARTICLE VI - AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

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The undersigned Members or authorized representative of a Member of 2435
VAN BUREN INVESTMENTS, LLC certifies:

1. The above named Limited Liability Company has at least one (1) Member.
2. The total amount of cash contributed by the Member is \$200,000.00.
3. If any, the agreed value of the property other than cash contributed by the Member is: N/A
4. The total amount of cash and property contributed and anticipated to be contributed by the Member is \$200,000.00.

CORAL SPRINGS PROPERTIES, INC.,
a Florida corporation

By: *David Ellner*
DAVID ELLNER, Vice President

David Ellner
DAVID ELLNER, Manager

(In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true)

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

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1. The name of the Limited Liability Company is:
2435 VAN BUREN INVESTMENTS, LLC

2. The name and the Florida street address of the Registered Agent are:
Ross H. Manella, Esq.
Ross H. Manella, P.A.
2500 Hollywood Boulevard
Suite 212
Hollywood, Florida 33020

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 I am familiar with and accept the obligations of my position as Registered Agent.

Dated: April 29, 1999



ROSS H. MANELLA, ESQ.,
Registered Agent