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LAZARUS CORPORATE FILING SERVICE, INC.

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LOCAL REPRESENTATIVE TALLAHASSEE

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-12/15/99--01066--024

****125.00 ****125.00

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. TRANSIT STATION DEVELOPMENT DESIGNERS, LLC,
(Corporation Name) (Document #)

2. _____ w99-28585
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

☒ Walk in

☒ Pick up time

2.0

☒ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability <u>C</u>
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED
99 DEC 16 AM 12:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12/16

RECEIVED
99 DEC 15 AM 11:40
TALLAHASSEE, FLORIDA

Examiner's Initials



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

December 15, 1999

LAZARUS CORPORATE FILING SERVICE INC

SUBJECT: TRANSIT STATION DEVELOPMENT DESIGNERS, LLC
Ref. Number: W99000028585

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TALLAHASSEE, FLORIDA

We have received your document for TRANSIT STATION DEVELOPMENT DESIGNERS, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective October 1, 1999, Chapter 608, Florida Statutes, does not require or permit the filing of an "Affidavit of Membership and Capital Contributions." Therefore, the enclosed document has not been filed and is being returned to you.

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 (850) 487-6097.

Michael Mays
Document Specialist

Letter Number: 699A00058861

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99 DEC 16 AM 11:39
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION FOR
TRANSIT STATION DEVELOPMENT DESIGNERS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY**

THE UNDERSIGNED, has executed the following document as incorporation of the above named Limited Liability Company, organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as organizer, and those of the Limited Liability Company, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I -Name and Address

The name of the Limited Liability Company: **TRANSIT STATION DEVELOPMENT DESIGNERS, L.L.C.**
The mailing address and street address of the principal office of the Limited Liability Company is: 5879 Sunset Drive, Suite 1, South Miami, Florida, 33143.

ARTICLE II-Registered Office and Agent

The mailing address and street address of the registered agent of the Limited Liability Company is:
Thomas T. Cooper at 5879 Sunset Drive, Suite 1, South Miami, Florida, 33143.

ARTICLE III-Duration

This Limited Liability Company shall commence existence upon the filing of these Articles of Organization by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE IV- Management

The Limited Liability Company is to be managed by the members and the names(s) and addresses of the managing members is/are:

Nasir Alam: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.
John Pistorino: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.
Thomas T. Cooper: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.
Marice Chael: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143:
Joseph Kohl: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.
Victor Dover: 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.

ARTICLE V- 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: No additional members shall be admitted to the Company except with the unanimous written consent of all members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI-Members Right 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 or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, unless the business of the Company is continued by the consent of a majority in interest of the remaining members, provided there are at least

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two (2) remaining members.

ARTICLE VII- Purposes and Powers

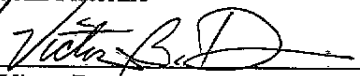
The general purpose for which the Company is organized is to acquire, own, develop and manage commercial and residential real estate and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have the powers granted to a limited liability company under the laws of the State of Florida.

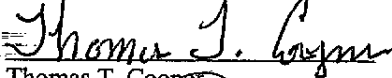
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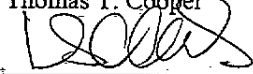
IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at Miami, Dade County, Florida for the foregoing uses and purposes this ____ day of December, 1999

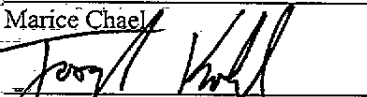

Nasir Alam


John Pistorino


Victor Dover


Thomas T. Cooper


Marice Chael


Joseph Kohl

STATE OF FLORIDA)
COUNTY OF DADE)

The Foregoing instrument was acknowledged before me this 13 day of December, 1999, Nasir Alam, who is personally known to me or who has produced Florida Driver's License as identification and who did take an oath.

OFFICIAL NOTARY SEAL
CHARLES TREVOR SUTTON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC881785
MY COMMISSION EXP. OCT. 23, 2003

STATE OF FLORIDA)
COUNTY OF DADE)

The Foregoing instrument was acknowledged before me this 13 day of December, 1999, John Pistorino is personally known to me or who has produced Florida Driver's License as identification and who did take an oath.


Notary Public

STATE OF FLORIDA)
COUNTY OF DADE)

OFFICIAL NOTARY SEAL
CHARLES TREVOR SUTTON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC881785
MY COMMISSION EXP. OCT. 23, 2003

1. Sutton
Notary Public

The Foregoing instrument was acknowledged before me this 12th day of December, 1999, Thomas T. Cooper, who is personally known to me or who has produced (personally known) as identification and who did take an oath.

STATE OF FLORIDA)
COUNTY OF DADE)

OFFICIAL NOTARY SEAL
MARTA LEHMAN GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC520476
MY COMMISSION EXP. JAN. 16, 2000

Marta Lehman Grimes
Notary Public

The Foregoing instrument was acknowledged before me this 12th day of December, 1999, Marice Chael is personally known to me or who has produced Florida Driver's License as identification and who did take an oath.

STATE OF FLORIDA)
COUNTY OF DADE)

OFFICIAL NOTARY SEAL
MARTA LEHMAN GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC520476
MY COMMISSION EXP. JAN. 16, 2000

Marta Lehman Grimes
Notary Public

The Foregoing instrument was acknowledged before me this 12th day of December, 1999, Victor Dover, who is personally known to me or who has produced Florida Driver's License as identification and who did take an oath.

STATE OF FLORIDA)
COUNTY OF DADE)

OFFICIAL NOTARY SEAL
MARTA LEHMAN GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC520476
MY COMMISSION EXP. JAN. 16, 2000

Marta Lehman Grimes
Notary Public

The Foregoing instrument was acknowledged before me this 12th day of December, 1999, Joseph Kohl is personally known to me or who has produced Florida Driver's License as identification and who did take an oath.

OFFICIAL NOTARY SEAL
MARTA LEHMAN GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC520476
MY COMMISSION EXP. JAN. 16, 2000

Marta Lehman Grimes
Notary Public

99
DEC 21 AM 12:00
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TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION
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 agent in the State of Florida.

1. The name of the Corporation is:

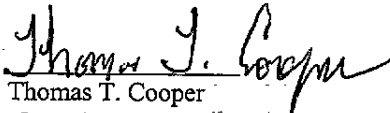
TRANSIT STATION DEVELOPMENT DESIGNERS, L.L.C.

2. The name and address of the registered agent and office is:

Thomas T. Cooper
5879 Sunset Drive
Suite 1
South Miami, Florida 33143

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND 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.

SIGNATURE


Thomas T. Cooper

TITLE:

Organizer

Date: December 12 1999

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99 DEC 19 11:18
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TALLAHASSEE, FLORIDA