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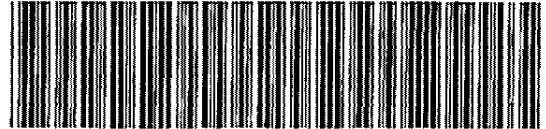
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TALLAHASSEE, FLORIDA

## TRANSMITTAL LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Radius Realty, LLC  
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Steven B. Berman  
(Name of Person)

FIRM Realty  
(Firm/Company)

1930 Harrison Street, Suite 505  
(Address)

Hollywood, FL 33020  
(City/State and Zip Code)

For further information concerning this matter, please call:

Steven B. Berman at ( 954 ) 926-2510 extension 2  
(Name of Person) (Area Code & Daytime Telephone Number)

**STREET ADDRESS:**  
Registration Section  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION  
OF  
RADIUS REALTY, LLC**

**THE UNDERSIGNED**, pursuant to the provisions of Chapter 608 of the Florida Statutes for the purpose of forming a Limited Liability Company under the laws of the State of Florida do hereby set forth the following:

1. **NAME**

The name of the Limited Liability Company is:

**RADIUS REALTY, LLC**

2. **PERIOD OF DURATION**

This limited liability shall have perpetual existence.

3. **PURPOSE**

The Limited Liability Company shall have all of the powers vested in limited liability companies organized and existing by virtue of the laws of the State of Florida.

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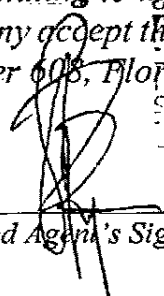
4. **ADDRESS OF PLACE OF BUSINESS AND MAILING ADDRESS**

The address of the place of business and mailing address in Florida for the Limited Liability Company is 1930 Harrison Street, Suite 505, Hollywood, Florida 333020.

5. **REGISTERED AGENT**

The name and address of the initial Registered Agent in Florida for the Limited Liability Company is **STEVEN B. BERMAN**, 1930 Harrison Street, Suite 505, Hollywood, Florida 333020.

*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 any accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.*

  
\_\_\_\_\_  
Registered Agent's Signature

6. **MEMBERS**

The names, addresses and ownership of the members of the Limited Liability Company are as follows:

| <b><u>Name:</u></b> | <b><u>Address:</u></b>                                 | <b><u>Percentage:</u></b> |
|---------------------|--------------------------------------------------------|---------------------------|
| Steven B. Berman    | 1930 Harrison Street, Suite 505<br>Hollywood, FL 33020 | 100%                      |

7. **CONTINUITY OF BUSINESS**

The members remaining after the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or after any other event which terminates the membership of a member, have the right to continue the business of this Limited Liability Company subject to the approval by unanimous vote of the remaining members.

8. **MANAGEMENT**

The Limited Liability Company is to be managed by a manager, and the name and address of the manager is as follows:

Steven B. Berman  
1930 Harrison Street, Suite 505  
Hollywood, FL 33020

9. **AMENDMENT**

This Limited Liability Company reserves the right to amend, alter or repeal any provision contained in these Articles of Organization by a majority vote of the members, each member having one vote for each percentage point (or the appropriate fraction thereof) of "Percentage Ownership" in the Limited Liability Company.

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Executed this 29<sup>th</sup> day of April, 2004.

  
\_\_\_\_\_  
**STEVEN B. BERMAN** (SEAL)

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2004, by **STEVEN B. BERMAN**, a member of **Radius Realty, LLC**, a Florida Limited Liability Company to be formed, who is personally known to me and has produced a valid Florida driver license as identification.



ROBIN E. ROBINS  
MY COMMISSION # DD 154635  
EXPIRES: January 31, 2007  
Bonded Thru Budget Notary Services



Notary Public  
My Commission Expires

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

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