

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000030418
FILED 8:00 AM
March 28, 2005
Sec. Of State
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Article I

The name of the Limited Liability Company is:
REGENCY REAL ESTATE DEVELOPMENT, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1457 DREXEL AVENUE
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:
7700 N. KENDALL DRIVE
SUITE 809
MIAMI, FL. 33156

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
GERMAN A SALAZAR
7700 N. KENDALL DRIVE
SUITE 809
MIAMI, FL. 33156

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.

Registered Agent Signature: GERMAN A. SALAZAR

Article V

The name and address of managing members/managers are:

Title: MGR
RENEE SAVARY
1457 DREXEL AVENUE
MIAMI BEACH, FL. 33139

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Signature of member or an authorized representative of a member

Signature: GERMAN A. SALAZAR