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To: Division of Corporations
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From: Account Name : GREENBERG TRAURIG (ORLANDO)
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

JMP 85 Tenth Ave, L.L.C.

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Greenberg Traurig

Transmittal Cover Sheet

TO Florida Secretary of State

Company Division of Corporations

Fax Number (850) 205-0383

Phone Number

FROM Heather Irving

File Number 010840.010008

Comments

Re: (((H07000128029 3)))

Attached please find Articles of Organization for JMP 85 Tenth Ave, L.L.C. for filing. Please also provide a certified copy with filing confirmation.

Thank you for your assistance. Please contact me if you have any questions.

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Date May 9, 2007

Time

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450 South Orange Avenue, Suite 650, Orlando, Florida 32801 (407) 420-1000 Fax (407) 420-5909

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
JMP 85 TENTH AVE, L.L.C.
(a Florida limited liability company)

These Articles of Organization of JMP 85 TENTH AVE, L.L.C., a Florida limited liability company (the "Company"), dated as of May 9, 2007, are being duly executed and filed by Angel Hernandez, who is authorized to form a limited liability company under the Florida Limited Liability Company Act (Chapter 608 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:
JMP 85 TENTH AVE, L.L.C.

ARTICLE II - Address: The principal address and mailing address of the Company is:
 Biscayne Blvd., 3rd Floor, 3rd Floor, Miami, Florida 33131

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:
 The Registered Agent and Registered Office for service of process is as follows:

Name: Corporate Creations Network, Inc.
Address: 11380 Prosperity Farms Road, Suite 221E
 Palm Beach Gardens, FL 33410

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.

CORPORATE CREATIONS NETWORK, INC.

By: *[Signature]*
 Name: Christina Demola
 Title: Assistant Secretary

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 TALAHASSEE, FLORIDA 32304

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ARTICLE IV - Name and Address of each Managing Member:

Name: Jorge M. Perez
Address: 315 S. Biscayne Blvd., 3rd Floor
Miami, FL 33131

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the date first above written.



Angel Hernandez, Authorized Representative

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