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 Fax Number : (850) 617-6383

From:
 Account Name : SHUTTS & BOWEN, LLP
 Account Number : 076447000313
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

2565 SOUTH OCEAN BOULEVARD, LLC

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**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - Name

The name of the Limited Liability Company is:

2565 SOUTH OCEAN BOULEVARD, LLC

ARTICLE II - Address

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

2565 South Beach Boulevard
Highland Beach, Florida 33435

ARTICLE III - Duration

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

ARTICLE IV - Management

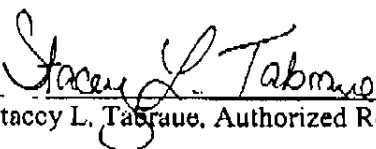
The Limited Liability Company shall be managed by one or more managers (who shall be designated "Manager(s)") and is, therefore, a manager-managed company. The name and address of the initial Manager of the Limited Liability Company is:

<u>NAME</u>	<u>ADDRESS</u>
Seth Fishman	2565 South Beach Boulevard Highland Beach, Florida 33435

ARTICLE V - Registered Agent and Office

The name and address of the initial registered agent of the Limited Liability Company is:

Corporation Company of Miami
201 S. Biscayne Boulevard, Suite 1500 (RDB)
Miami, FL 33131


Stacey L. Tabraue, Authorized Representative

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

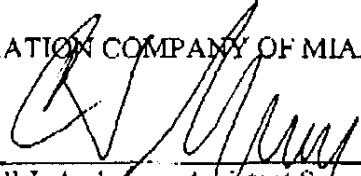
REGISTERED AGENT ACCEPTANCE

Having been named to accept service of process for the above-stated limited liability company at the address designated in the articles of organization pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of its duties.

Date: April 27, 2009

CORPORATION COMPANY OF MIAMI

By:


Cavell J. Anderson, Assistant Secretary

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