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LIMITED LIABILITY COMPANY

Mizner Delray, LLC

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ARTICLES OF ORGANIZATION OF MIZNER DELRAY, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes (1995) Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I NAME

The name of the Limited Liability Company is MIZNER DELRAY, LLC (the ACompany®).

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is 801 Seabreeze Boulevard, Port Lauderdale, Florida 33316.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

Name

Address

Timothy J. Elmes

801 Seabreeze Boulevard Fort Lauderdale, Florida 33316

Filed by: J. Gerstenfeld, Chrp. Legal Asst. Steams Weaver Miller, et al 150 West Flagler Street, Suite 2200 Miami, Florida 33130 T: 305-78903545/F: 305-789-3395

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ARTICLE VII MANAGEMENT

The Company is to be managed by its members.

> ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for Mizner Delray, LLC 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.

Timothy I. Elmes, Registered Agent

J. Elmes, Member

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