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Florida Department of State

Division of Corporations

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LIMITED LIABILITY COMPANY

Universal Realty Investors, LLC

Certificate of Status	0
Certified Copy	0
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ARTICLES OF ORGANIZATION

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OF

UNIVERSAL REALTY INVESTORS, LLC

Pursuant to the Florida Limited Liability Company Act, Chap. 608, Florida Statutes, as amended from time to time (the "Act"), the following are adopted as the Articles of Organization of the limited liability company organized hereby:

**ARTICLE I
NAME**

The name of this limited liability company (the "Company") shall be Universal Realty Investors, LLC.

**ARTICLE II
ADDRESS**

The mailing address and the street address of the principal office of this Company shall be 1111 Brickell Avenue, Suite 2050, Miami, Florida 33131.

**ARTICLE III
REGISTERED AGENT**

The initial registered office of this Company shall be 1111 Brickell Avenue, Suite 2050, Miami, Florida 33131, and its initial registered agent at such office shall be Joel S. Magolnick.

**ARTICLE IV
MANAGEMENT OF THE COMPANY**

This Company will be a member-managed company managed by one of its members or such other person as may be designated by the member, in accordance with and subject to the requirements of the Act and the operating agreement of this Company.

Prepared by Joel S. Magolnick, Esq.
Moskowitz, Moskowitz & Magolnick, P.A.
1111 Brickell Avenue, Suite 2050
Miami, Florida 33131
(305) 379-8300

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IN WITNESS WHEREOF, the undersigned, as an authorized representative of a Member of this Company, has executed these Articles of Organization on behalf of this Company in accordance with §608.407 of the Act.


Cydelle Mendius, Member

Dated: December 17, 2001

**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED
AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

In compliance with Chapter 608, Florida Statutes, as amended from time to time (the "Act"), the following is submitted:

Universal Realty Investors, LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company pursuant to the Act, hereby designates Joel S. Magolnick as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 1111 Brickell Avenue, Suite 2050, Miami, Florida 33131.

UNIVERSAL REALTY INVESTORS, LLC

By:


Cydelle Mendius, Member

Dated: December 17, 2001


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Having been named as registered agent to accept service of process for the above stated limited liability company, at the place designated in this certificate, I hereby agree to 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.

DATED this 17th day of December 2001.


JOEL S. MAGOWNICK

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