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Fax Number : (850) 205-0383

From:

Account Name : B F C FINANCIAL CORPORATION
Account Number : T20030000136
Phone : (954) 760-5200
Fax Number : (954) 760-5210

LIMITED LIABILITY COMPANY

LEVITT COMMERCIAL ANDREWS, LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
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**ARTICLES OF ORGANIZATION
OF
LEVITT COMMERCIAL ANDREWS, LLC
A Florida limited liability company**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida does set forth the following:

1. **NAME.** The name of the limited liability company is **LEVITT COMMERCIAL ANDREWS, LLC** (the "Company").


2. **MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE.** The mailing address for the Company is: P.O. Box 5403, Fort Lauderdale, Florida 33310, and street address for the Company is 4150 SW 28th Way, Fort Lauderdale, Florida 33312.

3. **PURPOSE.** Any and all lawful business.

4. **REGISTERED AGENT.** The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization is: Glen R. Gilbert, 1750 East Sunrise Blvd., Third Floor, Fort Lauderdale, Florida 33304.

5. This Company shall be manager managed and the manager shall be **LEVITT COMMERCIAL DEVELOPMENT, LLC** located at 4150 SW 28th Way, Ft. Lauderdale, FL 33312.

The undersigned has executed these Articles of Organization on 13th day of November, 2003.

By: 
Glen R. Gilbert
Authorized signatory of the Member

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**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA
STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS
THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED
OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **LEVITT COMMERCIAL
ANDREWS, LLC**
2. The name and address of the registered agent and office is:

Glen R. Gilbert
1750 East Sunrise Boulevard, Third Floor
Ft. Lauderdale, Florida 33304

I 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 its 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.


Glen R. Gilbert

11/13/2003
Date

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