

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L03000054730
FILED 8:00 AM
December 19, 2003
Sec. Of State**

Article I

The name of the Limited Liability Company is:

MIZNER TOWNHOMES, LLC

Article II

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

273 NORTHWEST 1ST STREET
DEERFIELD BEACH, FL. 33441

The mailing address of the Limited Liability Company is:

273 NORTHWEST 1ST STREET
DEERFIELD BEACH, FL. 33441

Article III

The purpose for which this Limited Liability Company is organized is:

DEVELOPMENT OF TOWNHOMES

Article IV

The name and Florida street address of the registered agent is:

PETER B WEINTRAUB
2650 NORTH MILITARY TRAIL
150
BOCA RATON, FL. 33431

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 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.

Registered Agent Signature: PETER B. WEINTRAUB

Article V

The name and address of managing members/managers are:

Title: MGRM
CHARLES BARRETT
273 NORTHWEST 1ST STREET
DEERFIELD BEACH, FL. 33441

Title: MGRM
JOSEPH S GRENADIER
4144 NORTHWEST 67TH WAY
CORAL SPRINGS, FL. 33067

Signature of member or an authorized representative of a member

Signature: JOSEPH S. GRENADIER

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