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TALLAHASSEE, FLORIDA

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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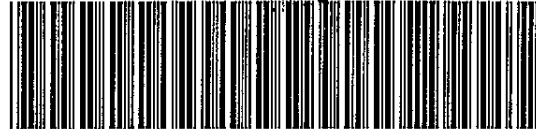
(Business Entity Name)

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TRANSMITTAL LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: 1680 SOBE VENTURE PARTNERS, LLC  
(Name of Limited Liability Company)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

JOEL BERNSTEIN  
(Name of Person)

(Firm/Company)

2666 TIGERTAIL AVE. #104  
(Address)

MIAMI, FL 33133  
(City/State and Zip Code)

For further information concerning this matter, please call:

JOEL BERNSTEIN at (305) 858-7300  
(Name of Person) (Area Code & Daytime Telephone Number)

**STREET ADDRESS:**  
Registration Section  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**  
**OF**  
**1680 SOBE VENTURE PARTNERS, LLC**

\* \* \*

**ARTICLE I**  
**Name**

The name of the limited liability company is 1680 SOBE VENTURE PARTNERS, LLC

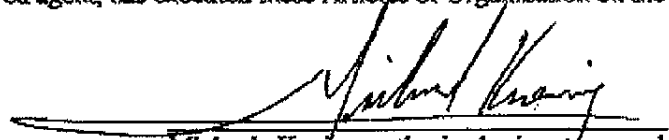
**ARTICLE II**  
**Principal Office and Registered Agent**

The mailing and street address of the principal office of the limited liability company is 1110 Brickell Avenue, Suite 609, Miami, FL 33131. The name and street address of the initial registered agent for service of process on the limited liability company is Michael Konig, 1110 Brickell Avenue, Suite 609, Miami, FL 33131. The undersigned is familiar with and accepts the obligations of his appointment as registered agent for the limited liability company.

**ARTICLE III**  
**Management**

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager - managed limited liability company.

IN WITNESS WHEREOF, the undersigned, a duly authorized representative of a member of the limited liability company and registered agent, has executed these Articles of Organization on the 23rd day of January, 2004.

  
Michael Konig, authorized signatory and  
Registered Agent