

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

L04000022635
FILED 8:00 AM
March 24, 2004
Sec. Of State
LRIVERS

Article I

The name of the Limited Liability Company is:

BILLINGS AND MANN, LLC

Article II

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

1111 LINCOLN ROAD
400
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

1111 LINCOLN ROAD
400
MIAMI BEACH, FL. US 33139

Article III

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

REAL ESTATE DEVELOPMENT AND MANAGEMENT

Article IV

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

MARC S BILLINGS MR.
1111 LINCOLN ROAD
400
MIAMI BEACH, FL, FL. 33139

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: MARC BILLINGS

Article V

The name and address of managing members/managers are:

Title: MGRM
MARC S BILLINGS MR.
1111 LINCOLN ROAD
MIAMI BEACH, FL. 33139

Title: MGR
JONATHAN S MANN MR.
1111 LINCOLN ROAD
MIAMI BEACH, FL. 33139

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Article VI

The effective date for this Limited Liability Company shall be:

03/24/2004

Signature of member or an authorized representative of a member

Signature: MARC BILLINGS