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(City/State/Zip/Phone #)

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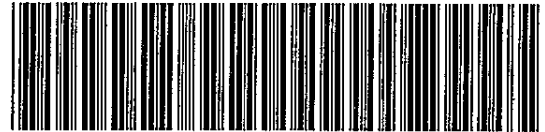
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TALLAHASSEE, FLORIDA

J. BRYAN JUN - 2 2004

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: MARINA BLUE 2701, LLC

(Name of Limited Liability Company)

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

Please return all correspondence concerning this matter to the following:

AMI LIFSHITZ

(Name of Person)

(Firm/Company)

18181 NE 31ST COURT, SUITE 510

(Address)

AVENTURA, FLORIDA 33160

(City/State and Zip Code)

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JUDICIAL CORP. DIVISION
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

**ARTICLE I
NAME**

The name of the Limited Liability Company is **MARINA BLUE 2701, LLC**

**ARTICLE TWO
PRINCIPAL OFFICE**

The street address of the Limited Liability Company is 18181 NE 31ST Court, Suite 510, Aventura, FL 33160.

**ARTICLE THREE
MAILING ADDRESS**

The mailing address of the Limited Liability Company is 18181 NE 31ST Court, Suite 510, Aventura, FL 33160.

**ARTICLE FOUR
PURPOSE OF PURPOSES**

The general purpose for which the Limited Liability Company is organized is:

1. To engage in the business of commercial & residential real estate acquisition and management.

**ARTICLE FIVE
REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Limited Liability Company is 18181 NE 31ST Court, Suite 510, Aventura, FL 33160 and the name of its initial registered agent at such address is Ami Lifshitz.

Having been named as registered agent and to accept service of the 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 related to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent as provided for in Chapter 608, F.S..


Ami Lifshitz

Registered Agent's Signature

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TALLAHASSEE, FLORIDA

**ARTICLE SIX
MANAGER(S) OR MANAGING MEMBER(S)**

The name and address of each Manager or Managing Member is as follows:

MGRM

Ratzon Kochavi
30 Beverly Drive
Albertson, NY 11507

Executed by the undersigned at 18181 NE 31ST Court, Suite 510, Aventura, FL 33160.

Ratzon Kochavi
Ratzon Kochavi
Managing Member

5/23/04
Date

*In accordance with section 608.408(3),
Florida Statutes, the execution of this
Document constitutes an affirmation
Under the penalties of perjury that the
Facts states herein are true.*

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TALLAHASSEE, FLORIDA