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DIVISION OF CORPORATIONS

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LIMITED LIABILITY COMPANY

235 WASHINGTON, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
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**ARTICLES OF ORGANIZATION**

**FOR**

**235 WASHINGTON, LLC**

**ARTICLE I. - NAME:**

The name of this Limited Liability Company ("Company") shall be:

**235 WASHINGTON, LLC**

**ARTICLE II. - ADDRESS**

The mailing address and street address of the principal office of the Company is:  
c/o M & B HOLDINGS, LLC, 425 East 51<sup>st</sup> Street, New York, New York 10021.

**ARTICLE III. - DURATION**

The period of duration for the Company shall be perpetual unless dissolved according to law.

**ARTICLE IV. - MANAGEMENT**

The Company is to be managed by the members; the name(s) and address of the initial member(s) is:

Jacob I. Sopher  
1100 Biscayne Blvd., 7<sup>th</sup> Floor  
Miami, Florida 33132

**ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS**

The right of the members to admit additional members and the terms and conditions of the admissions shall be: new members may be admitted from time to time and upon such terms and conditions as shall be determined by a unanimous vote of the holders of all of the Membership Interests.

**ARTICLE VI. - MEMBERS RIGHTS TO CONTINUE BUSINESS**

The right of the members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continual membership of a member in the Company shall

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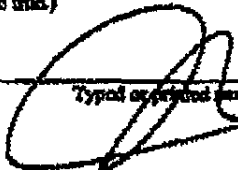
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be determined by a unanimous vote of the remaining holders of all of the Membership Interests to continue to conduct the business of the Company under the Company's name.

  
Signature of a member or an authorized representative of a member

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

  
Typed or printed name of signor

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA  
JUN 10 11 09 AM '04

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**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.307, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- 1. The name of the limited liability company is: 235 WASHINGTON, LLC
- 2. The name and the Florida street address of the registered agent are:

**JACOB L SOPHER**  
NAME

Florida street address (P.O. BOX NOT ACCEPTABLE)

1100 Biscayne Blvd., 7<sup>th</sup> Floor  
Miami, FL 33132  
Facsimile: 305-804-1722

*Having been named as registered agent and to accept service of process for the above named 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.*

  
SIGNATURE

STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

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