

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

L04000080207
FILED 8:00 AM
November 04, 2004
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

213 SOUTH BEACH REVERSE, LLC

Article II

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

100 HARBOR WAY
HOBE SOUND, FL. 33455

The mailing address of the Limited Liability Company is:

100 HARBOR WAY
HOBE SOUND, FL. 33455

Article III

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

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

JAMES D RYAN
11891 U.S. HWY ONE
SUITE 201
NORTH PALM BEACH, FL. 33408

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: JAMES D. RYAN

Article V

The name and address of managing members/managers are:

Title: MGRM
1031 REVERSE EXCHANGE COMPANY, INC.
11500 W. OLYMPIC BOULEVARD, SUITE 425
LOS ANGELES, CA. 90064

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Article VI

The effective date for this Limited Liability Company shall be:

11/04/2004

Signature of member or an authorized representative of a member

Signature: JAMES D. RYAN