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NO. 7385

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To:

Division of Corporations
Fax Number : (850) 205-0383

From: Brigitte Johnson

Account Name : ACKERMAN, LINK & SARTORY, P.A.
Account Number : 110435002274
Phone : (561) 838-4100
Fax Number : (561) 838-5305

LIMITED LIABILITY COMPANY

PINECREST REALTY ASSOCIATES, LLC

Certificate of Status	1
Certified Copy	1
Page Count	034
Estimated Charge	\$160.00

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ARTICLES OF ORGANIZATION
OF
PINECREST REALTY ASSOCIATES, LLC

ARTICLE I
NAME

The name of the limited liability company (the "Company") is PINECREST REALTY ASSOCIATES, LLC.

ARTICLE II
DURATION

The duration of the Company shall be perpetual unless the Company dissolves in accordance with the Company's Operating Agreement.

ARTICLE III
ADDRESS

The mailing address and the street address of the principal office of the Company is:

4400 PGA Boulevard
Suite 305
Palm Beach Gardens, FL 33410

ARTICLE IV
INITIAL REGISTERED AGENT

The name and street address of the initial registered agent of the Company is :

Richard Baer
4400 PGA Boulevard
Suite 305
Palm Beach Gardens, FL 33410

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Wendy Sartory Link
Florida Bar Member 0000670
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
West Palm Beach, FL 33401
(561) 838-4100

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ARTICLE V
MANAGEMENT

The management of the Company is reserved to the managing member. The name and address of the managing member is:

AJC Pinecrest Corp.
4400 PGA Boulevard
Suite 305
Palm Beach Gardens, FL 33410

ARTICLE VI
PURPOSE

The purpose of the Company shall be to acquire, own, operate, and maintain the office park known as Southpark Centre located on South Dixie Highway in Miami, Florida 33156, and all activities incidental thereto.

Date: April 21, 2005.

AJC PINECREST CORP.,
a Florida corporation, its Managing Member

By: 
ANDREW J. COHEN, its President

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Wendy Sartory Link
Florida Bar Member 0000670
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
West Palm Beach, FL 33401
(561) 838-4100

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ACKERMAN LINK SARTORY

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

The following is submitted in accordance with the requirements of Chapter 48.091,
Florida Statutes:

PINECREST REALTY ASSOCIATES, LLC, desiring to organize under the laws of the
State of Florida with its registered office address, as indicated in the Articles of Organization, as
4400 PGA Boulevard, Suite 305, Palm Beach Gardens, FL 33410, has named Richard Baer as its
agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named as Registered Agent and to accept service of process for the above-
stated Company at the place designated in this Certificate, I hereby accept to act in this capacity
and agree to comply with the provisions of Chapter 48.091, F.S., relative to keeping open such
office.

Date: April 21, 2005.



RICHARD BAER

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Wendy Sartory Link
Florida Bar Member 0000670
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
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