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BILZIN SUMBERG

P. 001/003

Division of Corporations

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Division of Corporations

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From:

Account Name : BILZIN, SUMBERG BAENA PRICE & AXELROD LLP.

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

BF Beach Townhouse, LLC

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**ARTICLES OF ORGANIZATION
OF
BF BEACH TOWNHOUSE, LLC**

1. The name of the limited liability company is BF Beach Townhouse, LLC.
2. The mailing and street address of the principal office of the limited liability company is:

321 East Hillsboro Boulevard
Deerfield Beach, Florida 33441

3. The name and street address of the initial registered agent of the limited liability company are:

Theodore R. Stotzer
321 East Hillsboro Boulevard
Deerfield Beach, Florida 33441

Dated: as of May 11, 2005.


Theodore R. Stotzer, Authorized
Representative

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Sec. of State
TALLAHASSEE, FLORIDA

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BILZIN SUMBERG

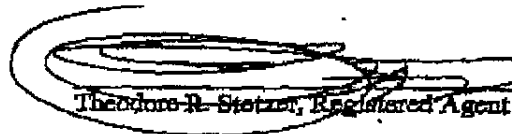
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**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and will comply with any and all laws relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited liability company.

Dated: as of May 11, 2005.


Theodore R. Stetzer, Registered Agent

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