

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

L05000050230
FILED 8:00 AM
May 20, 2005
Sec. Of State
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Article I

The name of the Limited Liability Company is:
MIAMI BEACH CONDO SALES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1550 NW 77TH TERRACE
PEMBROKE PINES, FL. 33024

The mailing address of the Limited Liability Company is:
1550 NW 77TH TERRACE
PEMBROKE PINES, FL. 33024

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 MIGLIORE
1550 NW 77TH TERRACE
PEMBROKE PINES, FL. 33024

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 MIGLIORE

Article V

The name and address of managing members/managers are:

Title: MGR
JAMES MIGLIORE
1550 NW 77TH TERRACE
PEMBROKE PINES, FL. 33024

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Article VI

The effective date for this Limited Liability Company shall be:

05/20/2005

Signature of member or an authorized representative of a member

Signature: JAMES MIGLIORE