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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BROWN

JUN - 2 2005

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: 20th Street Holdings, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Peter Blatt
(Name of Person)

Blatt Legal, PLLC
(Firm/Company)

600 Village Square Crossing Ste 202
(Address)

Palm Beach Gardens, FL 33410
(City/State and Zip Code)

For further information concerning this matter, please call:

Peter Blatt at (561) 625-0900
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☒ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
20th STREET HOLDINGS, LLC

A Florida Limited Liability Company

The undersigned hereby acknowledges these Articles of Organization for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act, Chapter 608, Laws of Florida.

ARTICLE I
Name

The name of the Limited Liability Company is 20th STREET HOLDINGS, LLC.

ARTICLE II
Address

The mailing address and street address of the principal office of the Limited Liability Company is 11891 U.S. Highway 1, Suite 201, North Palm Beach, Florida, 33408.

ARTICLE III
Purpose

The purpose of the LLC is to own, operate, sell, lease, hypothecate, encumber and manage real estate, to borrow and loan money, to enter into Section 1031 exchanges in the discretion of its members, and to engage in any lawful business or investment activity of any kind.

ARTICLE IV
Registered Agent and Registered Office

The name and the Florida street address of the Registered Agent is: James Ryan, Esq., 11891 U.S. Highway 1, Suite 201, North Palm Beach, Florida, 33408.

ARTICLE V
Membership and Management

The Limited Liability Company is to be managed by its members who shall own their LLC Interests as tenants by the entireties as that form of ownership is recognized by the common law. All decisions requiring action of the members or relating to the business or affairs of the Limited Liability Company will be decided by the unanimous vote or consent of all its members.

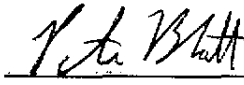
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ARTICLE VI
Commencement

The Limited Liability Company shall commence its existence upon filing with the Secretary of State of the State of Florida.

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

Date: May 24, 2005


PETER BLATT,
Authorized representative

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TALLAHASSEE, FLORIDA

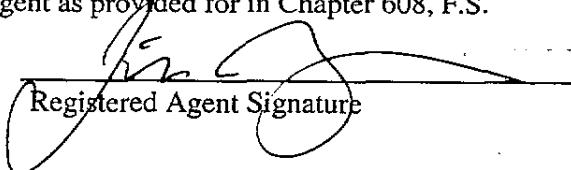
CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company submits the following statement to designate a Registered Office and Registered Agent in the State of Florida:

That 20th STREET HOLDINGS, LLC, desiring to organize under the laws of the State of Florida, has named James Ryan, located at 11891 U.S. Highway 1, Suite 201, North Palm Beach, Florida, 33408, as its Registered 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 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 as provided for in Chapter 608, F.S.


Registered Agent Signature

James D. Ryan
Registered Agent Name