

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

L05000092903
FILED 8:00 AM
September 21, 2005
Sec. Of State
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Article I

The name of the Limited Liability Company is:
REGENCY CAPITAL REALTY LLC

Article II

The street address of the principal office of the Limited Liability Company is:
5975 SUNSET DRIVE
SUITE 401
SOUTH MIAMI, FL. 33143

The mailing address of the Limited Liability Company is:
5975 SUNSET DRIVE
SUITE 401
SOUTH MIAMI, FL. 33143

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:
NELCIDA CHAKOFF
5975 SUNSET DRIVE
SUITE 401
SOUTH MIAMI, FL. 33143

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: NELCIDA CHAKOFF

Article V

The name and address of managing members/managers are:

Title: MGRM
REGENCY CAPITAL CORP
5957 SUNSET DRIVE, SUITE 401
SOUTH MIAMI, FL. 33143

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Article VI

The effective date for this Limited Liability Company shall be:

09/21/2005

Signature of member or an authorized representative of a member

Signature: NELCIDA CHAKOFF