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BURKA-OCEANAGE, LLC

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**ARTICLES OF ORGANIZATION
OF
BURKA-OCEANAGE, LLC
a Florida Limited Liability Company**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability company under the laws of the State of Florida do set forth the following:

1. **NAME.** The name of the Limited Liability Company is **BURKA-OCEANAGE, LLC** (the "Company")

2. **MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE.** The mailing address and street address for the company is C/O Delbe Real Estate Co., Inc., 5125 Macarthur Blvd., N.W., #430, Washington, DC 20016

3. **REGISTERED AGENT.** The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent is set forth below is: David L. Burka, 1625 S. Ocean Lane, Unit 187, Ft. Lauderdale, FL 33316.

The undersigned has executed these Articles of Organization on the 26th day of January, 2006.


David L. Burka, Authorized Representative

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as Registered Agent to accept service of process for **BURKA-OCEANAGE, LLC**, at the place designated in the foregoing Articles of Organization, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of the Florida Limited Liability Company Act 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.

Dated January 26, 2006.


David L. Burka, Registered Agent

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