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FLORIDA/FOREIGN LIMITED LIABILITY CO.

685 Rountree, LLC

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**ARTICLES OF ORGANIZATION
OF
685 ROUNTREE, LLC**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the limited liability company is: **685 ROUNTREE, LLC.**

ARTICLE II - Address

The mailing address and street address of the principal office of the limited liability company is: 17 East Flagler Street, Suite 111, Miami, Florida 33131.

ARTICLE III - Registered Agent/Office

The name and Florida street address of the registered agent is of the limited liability company is: Registered Agents of Florida, LLC, 100 S.E. Second Street, Suite 2900, Miami, Florida 33131.

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By: Charles J. Rennert
Charles J. Rennert, Vice President

ARTICLE III - Members

The name and address of the managing member of the limited liability company is: Jeff Sherman, 17 East Flagler Street, Suite 111, Miami, Florida 33131.

The undersigned member has executed these Articles of Organization this 9th day of February, 2006.

Jeff Sherman
Jeff Sherman, Managing Member

(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.)

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