

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

L06000020769
FILED 8:00 AM
February 27, 2006
Sec. Of State
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Article I

The name of the Limited Liability Company is:
URBAN CORE DEVELOPMENT JV, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
47 WEST WALL STREET
FROSTPROOF, FL. 33843

The mailing address of the Limited Liability Company is:
PO BOX 14818
FORT LAUDERDALE, FL. 33302

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:
WILLIAM SHAHEEN
3351 NW BOCA RATON BLVD
BOCA RATON, FL. 33431

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: WILLIAM SHAHEEN

Article V

The name and address of managing members/managers are:

Title: MGRM
URBAN CORE DEVELOPMENT, LC
PO BOX 14818
FORT LAUDERDALE, FL. 33302

Title: MGRM
WALTER F CHATHAM
580 BROADWAY #1001
NEW YORK, NY. 10012

Title: MGRM
ROBERT WOHL
450 NE 32ND STREET
MIAMI, FL. 33137

Title: MGRM
MICHAEL GOLD
450 NE 32ND STREET
MIAMI, FL. 33137

Article VI

The effective date for this Limited Liability Company shall be:

02/24/2006

Signature of member or an authorized representative of a member

Signature: AARON NEWMAN

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