

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

L06000055957  
FILED 8:00 AM  
May 31, 2006  
Sec. Of State  
jbryan

**Article I**

The name of the Limited Liability Company is:

OPPENHEIM REAL ESTATE VENTURES A, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

245 NE 37TH STREET  
SUITE 102  
MIAMI, FL. US 33137

The mailing address of the Limited Liability Company is:

245 NE 37TH STREET  
SUITE 102  
MIAMI, FL. US 33137

**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:

FERRELL GROUP CORPORATE SERVICES, LLC  
201 SOUTH BISCAYNE BOULEVARD  
SUITE 3400  
MIAMI, FL. FL

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: STEVE L. WASERSTEIN

### **Article V**

The name and address of managing members/managers are:

Title: MGR  
CHAD OPPENHEIM  
245 NE 37TH STREET, SUITE 102  
MIAMI, FL. 33137 US

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### **Article VI**

The effective date for this Limited Liability Company shall be:

05/31/2006

Signature of member or an authorized representative of a member

Signature: STEVE L. WASERSTEIN