

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

L06000060391
FILED 8:00 AM
June 14, 2006
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

BILTMORE WAY 700, LLC

Article II

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

6365 COLLINS AVENUE
SUITE 1601
MIAMI BEACH, FL. US 33141

The mailing address of the Limited Liability Company is:

6365 COLLINS AVENUE
SUITE 1601
MIAMI BEACH, FL. US 33141

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:

FLANNIGAN JOHN
6365 COLLINS AVENUE
SUITE 1601
MIAMI BEACH, FL. 33141

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: JOHN FLANNIGAN

Article V

The name and address of managing members/managers are:

Title: MGR
FLANNIGAN PROPERTIES, LLC
6365 COLLINS AVENUE, SUITE 1601
MIAMI BEACH, FL. 33141

L06000060391
FILED 8:00 AM
June 14, 2006
Sec. Of State
jbryan

Article VI

The effective date for this Limited Liability Company shall be:

06/15/2006

Signature of member or an authorized representative of a member

Signature: CHAD R LAING, ESQ.