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BLUMENTHAL PROPERTIES 2655 ROOSEVELT, LLC

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ARTICLES OF ORGANIZATION
OF
BLUMENTHAL PROPERTIES 2655 ROOSEVELT, LLC

ARTICLE I
NAME OF COMPANY

The name of this limited liability company shall be: **Blumenthal Properties 2655 Roosevelt, LLC** (the "Company").

ARTICLE II
ADDRESS

The mailing and street address of the Company's principal office is:

9795 SW 98th Street
Miami, FL 33176

ARTICLE III
INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Company's initial Registered Agent and Registered Office in the State of Florida shall be:

Howard Allen Cohen
One Financial Plaza, Suite 1400
100 S.E. Third Avenue
Fort Lauderdale, Florida 33394-0030

ARTICLE IV
MANAGEMENT OF THE COMPANY

The Company is to be a manager-managed company. The name and address of the manager is:

Blumenthal Properties, LLC, a Florida limited liability company
9795 SW 98th Street
Miami, FL 33176

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THE UNDERSIGNED, the authorized representative of the sole member of the Company, for the purpose of forming a limited liability company to do business within the State of Florida, does make and file these Articles of Organization, hereby declaring and certifying that the facts stated are true.

Dated: December 18, 2006
HOWARD ALLEN COHEN

The undersigned hereby accepts the foregoing designation as Initial Registered Agent, is familiar with, accepts and agrees to comply with the provisions of law applicable to said designation.

Dated: December 18, 2006
HOWARD ALLEN COHEN

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