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FLORIDA/FOREIGN LIMITED LIABILITY CO.

1750 JAMES 11-F, LLC

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ARTICLES OF ORGANIZATION

OF

1750 JAMES 11-F, LLC

Under the Florida Limited Liability Company Act

ARTICLE I

NAME

The name of this limited liability company ("Company") is 1750 JAMES 11-F, LLC.

ARTICLE II

DURATION

The period of duration for the Company is perpetual, except that the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event which terminates the continued membership of a member in the Company, shall dissolve the Company unless a majority in interest of the remaining members consent in writing to the continuation of the business of the Company.

ARTICLE III

MAILING AND STREET ADDRESS

The mailing and street address of the principal office of the Company is 100 SE 2nd Street, Suite 2650, Miami, Florida 33131

ARTICLE IV

REGISTERED AGENT AND OFFICE

The name and street address of the Company's initial registered agent in Florida is Andrew Mirmelli, 100 SE 2nd Street, Suite 2650, Miami, Florida 33131.

Prepared by
Stewart M. Mirmelli, Esq.
100 SE 2nd Street, Suite 2650
Miami, Florida 33131
Florida Bar No. 148290
Telephone: 305-379-6434

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MANAGEMENT

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