

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

L07000018878
FILED 8:00 AM
February 19, 2007
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

1700 JEFFERSON AVE, L.L.C.

Article II

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

1700 JEFFERSON AVE
MIAMI BEACH, FL. 33141

The mailing address of the Limited Liability Company is:

904 SW 23RD AVE
MIAMI, FL. 33135

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:

DEMETRIO J. PEREZ & ASSOCIATES, P.A.
904 SW 23RD AVENUE
SUITE 200
MIAMI, FL. 33135

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: DEMETRIO J. PEREZ

Article V

The name and address of managing members/managers are:

Title: MGRM
DP REAL ESTATE HOLDINGS, L.L.C.
904 SW 23 AVE
MIAMI, FL. 33135

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Signature of member or an authorized representative of a member

Signature: DEMETRIO J PEREZ