

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

L07000039986
FILED 8:00 AM
April 13, 2007
Sec. Of State
btadlock

Article I

The name of the Limited Liability Company is:
SBTS PROPERTIES LLC

Article II

The street address of the principal office of the Limited Liability Company is:
21110 BISCAYNE BLVD
SUITE 208
AVENTURA, FL. 33180

The mailing address of the Limited Liability Company is:
21110 BISCAYNE BLVD
SUITE 208
AVENTURA, FL. 33180

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:
HARRY TEMPKINS
420 LINCOLN ROAD
SUITE 244
MIAMI BEACH, FL. 33013

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: HARRY TEMPKINS

Article V

The name and address of managing members/managers are:

Title: MGRM
ERIC SPIVACK
21110 BISCAYNE BLVD
SUITE 208, FL. 33180

Title: MGRM
BARRY BLUMENTHAL
21110 BISCAYNE BLVD
SUITE 203, FL. 33180

Title: MGRM
HARRY TEMPKINS
420 LINCOLN ROAD, SUITE 244
MIAMI BEACH, FL. 33139

Title: MGRM
MICHAEL SCHWARTZBERG
20001 NE 37TH COURT
AVENTURA, FL. 33180

Signature of member or an authorized representative of a member

Signature: ERIC SPIVACK

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