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LAW OFFICES  
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G. James Benoit

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November 12, 2007

**BY UPS**

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

Re: **Kedar Property, LLC**

On behalf of the above-referenced entity, enclosed for filing with your office is a completed set of Articles of Organization to form a limited liability company in the State of Florida. Also enclosed is a check for \$125.00 (\$100.00 for the new entity fee, \$25.00 for the resident agent fee and \$5.00 for a certificate of status.

Please indicate receipt of this document by date-stamping the enclosed and returning it to me along with a certificate of status in the self-addressed, stamped envelope.

Sincerely,

G. James Benoit

GJB/gjb  
Enclosures

**ARTICLES OF ORGANIZATION  
OF  
KEDAR PROPERTY, LLC**

**THESE ARTICLES OF ORGANIZATION** are made this 13<sup>th</sup> day of November, 2007.

The undersigned, an authorized agent of the one person desiring to organize a limited liability company under and pursuant to the provisions of the Florida Limited Liability Company Act (Sections 608.401-608.705) of the Annotated Code of Florida) (hereinafter referred to as the "**Act**"), hereby organizes a limited liability company (the "**Company**") for the purposes and on the terms and conditions hereinafter set forth and hereby certifies to the Division of Corporations of the Florida Department of State as follows:

**FIRST:** The name of the Company is:

**KEDAR PROPERTY, LLC**

**SECOND:** The purposes for which the Company is formed are to engage in any business, investment or commercial activity which a limited liability company may engage in under the laws of the State of Florida.

**THIRD:** The mailing address and the street address of the principal office of the Company is 3959 N.W. 79<sup>th</sup> Avenue, Miami, Florida 33155. The name and address of the resident agent of the Company are Chirag Desai 3959 N.W. 79<sup>th</sup> Avenue, Miami, Florida 33155. Said resident agent is a citizen of this State and actually resides herein.

**FOURTH:** The affairs of the member and the affairs of the Company shall be governed by the Act as well as by a written operating agreement, which may be amended from time to time as set forth therein.

**FIFTH:** The Limited Liability Company is to be managed by the member, and the name and address of the member is as follows:

Building Exchange Co.  
1015 15<sup>th</sup> Street, NW, Suite 300  
Washington, DC 20005-2605



**SIXTH:** Additional members may be admitted to the Company only upon the written consent of all the members and on such terms and conditions as shall be mutually agreeable to all the members and the additional members being admitted.

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**SEVENTH:** Upon the occurrence of an event of withdrawal with respect to a member (including such member's bankruptcy, resignation, death, incompetence or the occurrence of any other event such as retirement, expulsion or dissolution which terminates the continued membership of the member), the Company shall continue, unless those remaining members who hold a majority interest in the Company, elect in writing to dissolve the Company within ninety (90) days of the event of withdrawal.

**IN WITNESS WHEREOF,** the undersigned acknowledges that these Articles of Organization are his act and that he has executed these Articles of Organization under seal as of the day and year first above written and further acknowledges, under penalties of perjury, that to the best of his knowledge, information, and belief (i) he has been authorized by the persons forming the Company to execute these Articles and (ii) the matters and facts set forth herein are true in all material respects.

WITNESS:

  
\_\_\_\_\_  
\_\_\_\_\_(SEAL)  
Richard B. Schreiberstein, Esquire,  
Authorized Representative

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

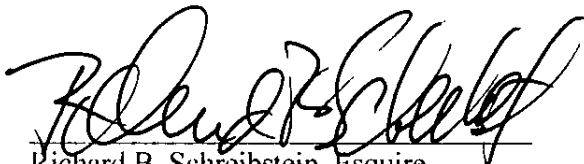
**FOR**

**KEDAR PROPERTY, LLC**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED AUTHORIZED REPRESENTATIVE OF A MEMBER OF KEDAR PROPERTY, LLC SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is Kedar Property, LLC.
2. The name and address of the registered agent and office is:

Chirag Desai  
3959 N.W. 79<sup>th</sup> Avenue  
Miami, Florida 33166



Richard B. Schreiberstein, Esquire,  
Authorized Representative

11/13/07  
(Date)

*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.*

(Signature)

(Date)

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**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS**

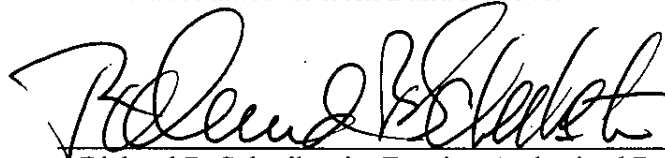
**FOR**

**KEDAR PROPERTY, LLC**

**State of Maryland,  
Howard County**

**BEFORE ME**, the undersigned Notary, Michael A. Schreiberstein [name of Notary], on this \_\_\_ day of November, 2007, personally appeared Richard B. Schreiberstein, Esquire, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, as the authorized representative of the member of Kedar Property, LLC deposes and says:

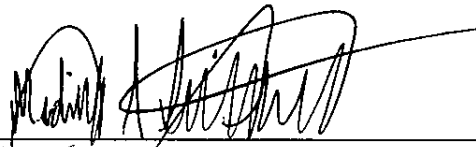
- 1) the above named limited liability company has one member.
- 2) the total amount of cash contributed by the member is \$100.
- 3) the member is not contributing any property other than cash.
- 4) the total amount of cash or property anticipated to be contributed by the member is \$100. This total includes amounts from 2 and 3 above.



Richard B. Schreiberstein, Esquire, Authorized Representative  
(In accordance with sections 608.408(3), Florida Statutes,  
the execution of this affidavit constitutes an affirmation under the penalties  
of perjury that the facts stated herein are true.)

Subscribed and sworn to before me, this 13 day of November, 2007:

[Notary Seal:]



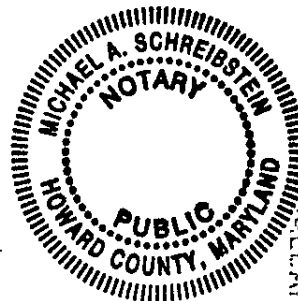
[signature of Notary]

Michael A. Schreiberstein

[typed name of Notary]

NOTARY PUBLIC

My commission expires: June 15, 2009.



SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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