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(City/State/Zip/Phone #)

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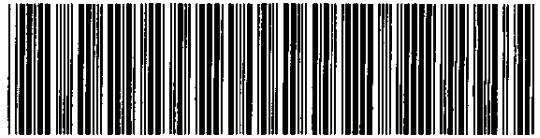
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TALLAHASSEE FLORIDA

U.S. Courts FEB 11 2008

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Radius Parking Garage, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Steven B. Berman
(Name of Person)

FIRM Realty
(Firm/Company)

1930 Harrison Street, Suite 505
(Address)

Hollywood, FL 33020
(City/State and Zip Code)

For further information concerning this matter, please call:

Steven B. Berman at (954) 926-2510 extension 27
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

**ARTICLES OF ORGANIZATION
OF
RADIUS PARKING GARAGE, LLC**

THE UNDERSIGNED, pursuant to the provisions of Chapter 608 of the Florida Statutes for the purpose of forming a Limited Liability Company under the laws of the State of Florida do hereby set forth the following:

1. **NAME**

The name of the Limited Liability Company is:

RADIUS PARKING GARAGE, LLC

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TALLAHASSEE FLORIDA

2. **PERIOD OF DURATION**

The limited liability company shall have an existence to the maximum extent as permitted by the laws of the State of Florida..

3. **PURPOSE**

The Limited Liability Company shall have all of the powers vested in limited liability companies organized and existing by virtue of the laws of the State of Florida.


4. **ADDRESS OF PLACE OF BUSINESS AND MAILING ADDRESS**

The address of the place of business and mailing address in Florida for the Limited Liability Company is 1930 Harrison Street, Suite 505, Hollywood, Florida 333020.

5. **REGISTERED AGENT**

The name and address of the initial Registered Agent in Florida for the Limited Liability Company is **STEVEN B. BERMAN**, 1930 Harrison Street, Suite 505, Hollywood, Florida 333020.

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 any accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.



Registered Agent's Signature

6. **MEMBERS**

The names, addresses and ownership of the members of the Limited Liability Company are as follows:

<u>Name:</u>	<u>Address:</u>	<u>Percentage:</u>
Steven B. Berman	1930 Harrison Street, Suite 505 Hollywood, FL 33020	50%
Dalia S. Berman	1930 Harrison Street, Suite 505 Hollywood, FL 33020	50%

7. CONTINUITY OF BUSINESS

The members remaining after the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or after any other event which terminates the membership of a member, have the right to continue the business of this Limited Liability Company subject to the approval by unanimous vote of the remaining members.

8. MANAGEMENT

The Limited Liability Company is to be managed by a manager, and the name and address of the manager is as follows:


Steven B. Berman
1930 Harrison Street, Suite 505
Hollywood, FL 33020

9. AMENDMENT


This Limited Liability Company reserves the right to amend, alter or repeal any provision contained in these Articles of Organization by a majority vote of the

members, each member having one vote for each percentage point (or the appropriate fraction thereof) of "Percentage Ownership" in the Limited Liability Company.

Executed this 1st day of February, 2008.



STEVEN B. BERMAN (SEAL)




DALIA S. BERMAN (SEAL)

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SECRETARY OF STATE

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 1st day of February 2008, by **STEVEN B. BERMAN** and **DALIA S. BERMAN**, members of **RADIUS PARKING GARAGE, LLC**, a Florida Limited Liability Company to be formed, who are personally known to me and have produced valid Florida driver licenses as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 Fonda B. Furnish
Commission # DD673525
Expires: JUNE 25, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public
My Commission Expires: