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Fax Number : (850) 617-6383

From:

Account Name : AVILA RODRIGUEZ HERNANDEZ MENA & FERRI LLP
Account Number : I20070000136
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Fax Number : (305) 779-3561

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Office Holdings
Delray Property LLC

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EXAMINER

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April 15, 2008

AVILA RODRIGUEZ HERNANDEZ MENA & FERRI LLP

SUBJECT: DELRAY PROPERTY LLC
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We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Section 608.406, Florida Statutes, was amended effective July 1, 2007, to require the name of a limited liability company to be distinguishable from the names of all other filings filed with the Division of Corporations, except for fictitious name registrations and general partnership registrations.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Adding of Florida or Florida to the end of the name is not acceptable. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must end with the words "Limited Liability Company," the abbreviation "L.L.C.," or the designation "LLC." The word "Limited" may be abbreviated as "Ltd." and the word "Company" may be abbreviated as "Co." The following suffixes are no longer acceptable: "Limited Company," "L.C.," and "LC."

The document number of the name conflict is #L03000042616, DELRAY PROPERTY LLC.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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call (850) 245-6043.

Joey Bryan
Regulatory Specialist II

FAX Aud. #: H08000096358
Letter Number: 008A00022209

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**ARTICLES OF ORGANIZATION
OF
DELRAY OFFICE HOLDINGS LLC**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is DELRAY OFFICE HOLDINGS LLC (the "Company").

**ARTICLE II
ADDRESS**

The principal office address of the Company is:

14 West Mt. Vernon Place
Baltimore, MD 21201

The mailing address of the Company is:

2525 Ponce de Leon Blvd., Suite 1225
Coral Gables, FL 33134

**ARTICLE VIII
REGISTERED AGENT AND OFFICE**

The name and the Florida street address of the registered agent are:

Interamerican Corporate Services LLC
2525 Ponce de Leon Blvd., Suite 1225
Coral Gables, Florida 33134

**ARTICLE III
OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an operating agreement for the Company shall be vested in the Members of the Company.

**ARTICLE IV
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager(s) shall also have the rights and responsibilities described in the Operating

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Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until their successor(s) are duly elected and qualified.

The name and address of the initial Manager is as follows:

Title:

Name and Address:

Manager

MYLES NORIN
14 WEST MT. VERNON PLACE
BALTIMORE, MD 21201

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ARTICLE V
DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, if applicable or (ii) by the written agreement of a majority of ownership interest if the Company.

ARTICLE VI
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VII
ADDITIONAL MEMBERS

Additional Members may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

IN WITNESS WHEREOF, the undersigned hereby executes these Articles of Organization as of the 9th day of April, 2008.



Maggie Barreto Tercilla
Duly Authorized Representative of a Member

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for DELRAY OFFICE HOLDINGS LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledge that the undersigned is familiar with, and accepts, the obligations of such position on this 9th day of April, 2008.

INTERAMERICAN CORPORATE SERVICES LLC

By: _____

Patricia Hernandez, Manager

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