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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Grand Avenue Capital, LLC

Certificate of Status	1
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EXAMINER

**ARTICLES OF ORGANIZATION
OF
GRAND AVENUE CAPITAL, LLC
a Florida Limited Liability Company**

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 set forth the following:

1. NAME. The name of the limited liability company is GRAND AVENUE CAPITAL, LLC (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing and street address of the principal office of the Company is: c/o Maxwelle Real Estate Group, L.L.C., 3050 Aventura Blvd., Third Floor, Aventura, Florida 33180.
3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization are: Scott Fuerst, 200 E. Broward Blvd., Suite 1500, Fort Lauderdale, Florida.

The undersigned has executed these Articles of Organization on the 21ST day of July, 2008.

By: Scott Fuerst
Scott Fuerst, Authorized Person

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**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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: Grand Avenue Capital, LLC.
2. The name and address of the registered agent and office are:

Scott Fuerst
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, Florida 33301

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 its 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.


Scott Fuerst, Registered Agent

Date: July 21, 2008

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