

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

L09000053909  
FILED 8:00 AM  
June 03, 2009  
Sec. Of State  
Isellers

**Article I**

The name of the Limited Liability Company is:

BISCAYNE ARTS PLAZA, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

1475 WEST CYPRESS CREEK ROAD  
SUITE 202  
FORT LAUDERDALE, FL. US 33309

The mailing address of the Limited Liability Company is:

1475 WEST CYPRESS CREEK ROAD  
SUITE 202  
FORT LAUDERDALE, FL. US 33309

**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:

CLIFFORD I. HERTZ, P.A.  
ONE NORTH CLEMATIS STREET  
SUITE 500  
WEST PALM BEACH, FL. 33401

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: CLIFFORD I. HERTZ, PRESIDENT

## **Article V**

The name and address of managing members/managers are:

Title: MGRM  
THE CLIFTON CORPORATION  
1475 WEST CYPRESS CREEK ROAD, SUITE 202  
FORT LAUDERDALE, FL. 33309 US

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Signature of member or an authorized representative of a member

Signature: CLIFFORD I. HERTZ, ESQ., AUTHORIZED REP.