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(Business Entity Name)

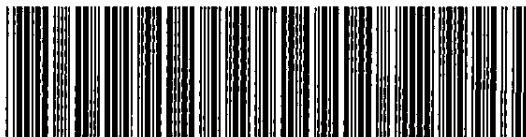
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214 Brazilian Avenue, Suite 220
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November 24, 2009

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Registration of Las Olas XYZ, LLC, a Florida limited liability company

Dear Registration Section:

Please find enclosed the Articles of Organization for Las Olas XYZ, LLC and the appropriate fee in the amount of \$130.00 to cover the filing fee and the provision of a Certificate of Status. Please file the Articles of Organization at your earliest convenience, and return the Certificate of Status and all correspondence concerning this matter to Randall K. Roger at the main office address listed above, whose e-mail address is rroger@randallkroger.com.

For further information concerning this matter, please call Andrew Speranzini at (561) 988-5598, extension 203. Thank-you for your cooperation regarding this matter.

Sincerely,



Andrew P. Speranzini

cc: Board of Directors

**ARTICLES OF ORGANIZATION
FOR FLORIDA LIMITED LIABILITY COMPANY**

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

ARTICLE I - NAME:

The name of the Limited Liability Company is Las Olas XYZ, LLC (the "Company").

ARTICLE II - ADDRESS:

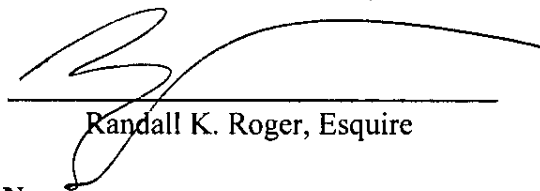
The mailing address and street address of the principal office of the Company is 333 Las Olas Way, Fort Lauderdale, Florida 33301.

ARTICLE III - REGISTERED AGENT:

The name and address of the Company's registered agent is:

Randall K. Roger, Esquire
Randall K. Roger & Associates, P.A.
621 NW 53rd Street, Suite 300
Boca Raton, FL 33487

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 as provided for in Chapter 608, F.S.



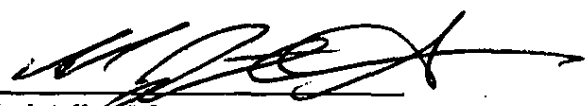
Randall K. Roger, Esquire

ARTICLE IV - DURATION:

The period of duration for the Company shall be perpetual.

ARTICLE V - MANAGEMENT:

The Company shall be managed by one or more managers and is therefore a manager-managed company. The following person shall act as the initial manager of the Company until his successor is elected and qualified:


Neal Adler, Manager
c/o Las Olas River House Condominium Association, Inc.
333 Las Olas Way
Fort Lauderdale, FL 33301

ARTICLE VI - SOLE MEMBER:

The sole member of the Company is Las Olas River House Condominium Association, Inc., a Florida not for profit corporation.

ARTICLE VII - CONTINUATION OF THE COMPANY:

The death, retirement, insanity, withdrawal, bankruptcy, dissolution, insolvency, termination or liquidation of a member, or the making by a member of an assignment for the benefit of creditors, or any other event which terminates the continued membership of a member in the company shall not cause a dissolution of the Company and the Company shall continue in accordance with the terms of its Operating Agreement, if any.

Las Olas River House Condominium Association, Inc.,
a Florida not for profit corporation

By: 

John Quaintance, President

(In accordance with Section 608.408(3), Florida Statutes,
the execution of this document constitutes an affirmation
under the penalties of perjury that the facts stated herein
are true.)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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