

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

L10000116458
FILED 8:00 AM
November 09, 2010
Sec. Of State
dbruce

Article I

The name of the Limited Liability Company is:

431 WASHINGTON AVENUE PARTNERS, LLC

Article II

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

690 LINCOLN ROAD
SUITE 201
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

690 LINCOLN ROAD
SUITE 201
MIAMI BEACH, FL. US 33139

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:

ALAN W LEVINE
1110 BRICKELL AVENUE
SUITE 700
MIAMI, FL. 33131

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: ALAN W. LEVINE

Article V

The name and address of managing members/managers are:

Title: MGR
MITCHELL RUBINSON
690 LINCOLN ROAD, SUITE 201
MIAMI BEACH, FL. 33139 US

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Signature of member or an authorized representative of a member

Signature: MITCHELL RUBINSON