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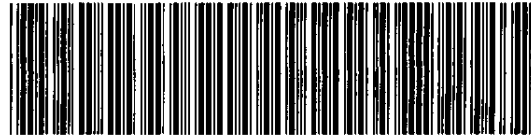
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TALLAHASSEE, FLORIDA

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN*
VICTORIA J. PAPPAS
**Board Certified City,
County and Local
Government Lawyer*

TELEPHONE (954) 920-2921
FACSIMILE (954) 921-1247

November 12, 2010

VIA FEDERAL EXPRESS

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Articles of Organization
CCIM FLORIDA WALG5, LLC
Our File Number: 22085C

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TALLAHASSEE, FLORIDA

Greetings:

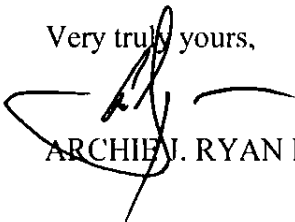
Enclosed please find the original Articles of Incorporation and Certificate Designating Registered Agent for the above-named corporation which we request you file in your official file, along with a copy of the Articles of Organization and Certificate Designating Registered Agent which we request you certify and return to our office.

Also enclosed is our Trust Account Check Number 15421, payable to Florida Department of State in the sum of \$160.00, to cover the following items:

Filing Fees	\$100.00
Certified Copy	\$ 30.00
Registered Agent Designation	\$ 25.00
Certificate of Status	\$ 5.00
Total:	<u><u>\$160.00</u></u>

Thank you for your assistance in this matter.

Very truly yours,


ARCHIE J. RYAN III

AJR/smk
Enclosure

**ARTICLES OF ORGANIZATION
OF**

CCIM FLORIDA WALG5, LLC

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of this limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be CCIM FLORIDA WALG5, LLC, and its principal office shall be located at 3370 NE 190th Street, Unit 1501, in the City of Aventura, County of Miami-Dade, State of Florida, 33180, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the nature of the business to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To carry on any and all legal business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
2. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, goodwill, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any

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manner dispose of the rights and property so acquired.

3. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

4. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

5. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida. The several clauses contained in the statement of the general nature of the business to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be

in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers. Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members. On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE V CAPITAL CONTRIBUTIONS

Capital contributions in the amount of \$1,000.00 cash shall be paid to the limited liability company by the members. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

**ARTICLE VI
PROFITS AND LOSSES**

1. Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to the distributive share of the profits as determined by the distribution plans adopted by the members from time to time. The distributive share of the profits shall be determined and paid to the members on an annual basis and additional distributive shares of the profits may be made by unanimous consent of the members.

2. Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or if these sources are insufficient to cover such losses, by the members in equal shares.

**ARTICLE VII
DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE VIII
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 700 East Dania Beach Boulevard, Third Floor, City of Dania Beach, County of Broward, State of Florida, 33004 and the name of the company's initial registered agent at that address is: ARCHIE J. RYAN III.

The undersigned being the original member of the limited liability company, certifies that this instrument constitutes the proposed Articles for Organization of CCIM FLORIDA WALG5, LLC.

Executed by the undersigned at Dania Beach, Florida, this 12th day of November, 2010.



PETER D. D'ADDEO

STATE OF FLORIDA
DEPARTMENT OF STATE

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agency Upon Whom Process May be Served and Name and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48-091, Florida Statutes.

CCIM FLORIDA WALG5, LLC

a limited liability company organized (or organizing) under the laws of the State of Florida, with its principal office at 3370 NE 190th Street, Unit 1501, in the City of Aventura, County of Miami-Dade, State of Florida, 33180 has named ARCHIE J. RYAN III, located at 700 East Dania Beach Boulevard, Third Floor, in the City of Dania Beach, County of Broward, State of Florida, 33004 as its agent to accept service of process within this state.

MANAGERS/MEMBERS:

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
PETER D. D'ADDEO	Manager/Member	3370 NE 190 th Street, Unit #1501 Aventura, Florida 33180

Dated this 12th day of November, 2010.



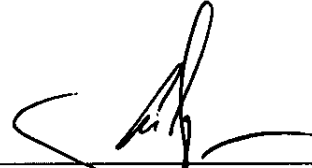
PETER D. D'ADDEO, Manager/Member

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ACCEPTANCE:

I agree, as Resident Agent, to accept service of process, to keep the office open during prescribed hours, and to post my name (and any other officers of said Corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

Dated this 12th day of November, 2010.



ARCHIE J. RYAN III, Registered Agent
700 East Dania Beach Boulevard, Third Floor
Dania Beach, Florida 33004

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