

MOYLE, FLANIGAN, KATZ, RAYMOND & STEPHAN, P.A.

LO2000018919

ATTORNEYS AT LAW
625 North Flower Drive - 9th Floor
West Palm Beach, Florida 33401-4025

P.O. Box 3888
West Palm Beach, Florida 33402-3888

Telephone: (561) 659-7500
Facsimile: (561) 659-1789

FRANCIS X. J. LYNCH
Direct Line: (561) 822-0387
E-mail: flynych@moylelaw.com

Jupiter Office
(561) 748-0042
Tallahassee Office
(850) 681-3828

July 24, 2002

FEDERAL EXPRESS

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

FILED
02 JUL 25 AM 10:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: LUXBAU, LLC, a Florida limited liability company

To Whom It May Concern:

000006653500--0
-07/25/02--01046--011
****130.00 ****130.00

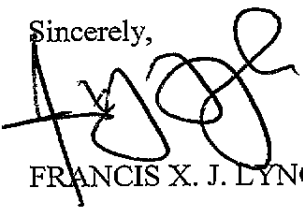
With regard to the above, enclosed please find the following:

1. duplicate originals of the Articles of Organization of Luxbau, LLC, a Florida limited liability company,
2. this firm's check in the amount of \$130.00, and
3. a return FedEx mailer

Once the enclosed have been filed, please return one copy of each in the enclosed FedEx mailer.

Thank you for your assistance in this matter. Should you have any questions or comments in this regard, please feel free to contact me.

Sincerely,



FRANCIS X. J. LYNCH

FXJL/kh
Enclosures



ARTICLES OF ORGANIZATION FOR
LUXBAU, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I – NAME:

The name of the Limited Liability Company is LUXBAU, LLC.

ARTICLE II – ADDRESS:

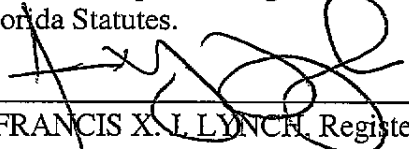
The mailing address and street address of the principal office of the Limited Liability Company is:

625 North Flagler Drive, 9th Floor
West Palm Beach, Florida 33401
Attn: Francis X. J. Lynch

ARTICLE III – REGISTERED AGENT, REGISTERED OFFICE AND REGISTERED AGENT'S SIGNATURE:

Francis X. J. Lynch, Esquire
625 North Flagler Drive, 9th Floor
West Palm Beach, Florida 33401


Having been named as registered agent and to accept service of process for the above stated limited liability company of 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, Florida Statutes.

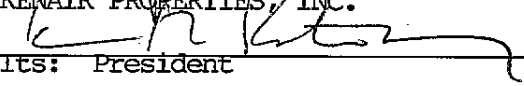


FRANCIS X. J. LYNCH, Registered Agent

ARTICLE IV – MANAGEMENT: (Check if applicable)

XXX The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company.



KENAIR PROPERTIES, INC.
BY: 
its: President

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

Laszlo Wagner
Typed or printed name of signee

KENNETH ROTENBERG, President

Typed or printed name of signee

02 JUL 25 AM 10:08
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA