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(Requestor's Name)

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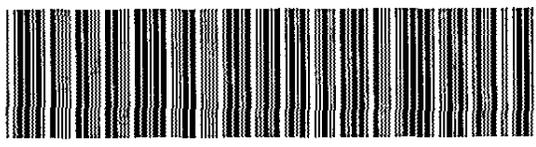
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FILED



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 599860 87972A

AUTHORIZATION :

COST LIMIT : \$ PPD

FILED
04 APR 29 AM 8:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : April 29, 2004

ORDER TIME : 10:42 AM

ORDER NO. : 599860-010

CUSTOMER NO: 87972A

CUSTOMER: Samuel D. Navon, Esq
Navon & Lavin P.a.

Suite B, 100
2699 Stirling Road
Ft. Lauderdale, FL 33312

DOMESTIC FILING

NAME: BLAIR 11D CONDO, LLC

EFFECTIVE DATE:

XX _____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- _____ CERTIFIED COPY
- XX _____ PLAIN STAMPED COPY
- _____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Troy Todd - EXT. 2940

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION OF BLAIR 11D CONDO, LLC

The undersigned, being authorized to execute and file these Articles, hereby certifies that

ARTICLE I — Name:

The name of the Limited Liability Company is: **BLAIR 11D CONDO, LLC** (hereinafter the "Company").

ARTICLE II — Address:

The mailing address and street address of the principal office of the Company is: 110 44th Street, Virginia Beach, VA 23451.

ARTICLE III — Duration:

The period of duration for the Company shall be until December 31, 2075.

ARTICLE IV — Management:

The Company is to be managed by the Managing Member and the name and address of which is as follows:

Paula Hertzberg
110 44th Street
Virginia Beach, VA 23451.

ARTICLE V — Admission of Additional Members:

The right, if given, of the Members to admit additional members and the terms and conditions of the admissions shall be in accordance with the "Regulations" hereafter adopted by the Members of the Company.

ARTICLE VI — Members' Rights to Continue Business:

The right, if given, of the remaining Members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company shall be in accordance with the Regulations.

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ARTICLE VII — Limitation on Agency Authority of Members:

Pursuant to Section 608.424 of the Florida Limited Liability Company Act, no Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

ARTICLE VIII — Registered Agent and Office:

The name and address of the Company's initial registered agent in the State of Florida, whose consent to appointment as registered agent accompanies these Articles, is Samuel D. Navon, Esq., c/o Navon & Lavin, P.A., 2699 Stirling Road, Suite B-100, Fort Lauderdale, FL 33312.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 21 day of April, 2004.



Paula Hertzberg, as organizer and Managing Member executing the Articles of Organization.

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

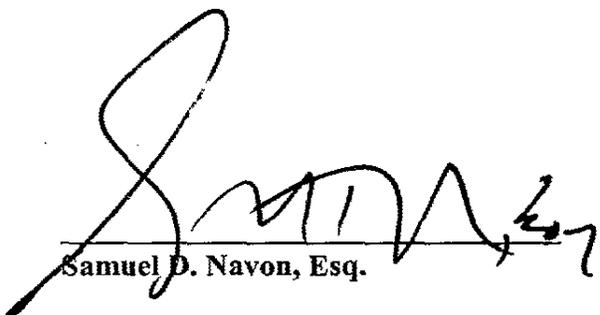


Paula Hertzberg

**CERTIFICATE OF DESIGNATION AND
ACCEPTANCE OF REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for Blair
11D Condo, LLC at the place designated herein, I hereby agree to act in this capacity, and I further
agree to comply with the provisions of all statutes relative to the proper and complete performance
of my duties.

DATED this 27 day of April, 2004.



Samuel D. Navon, Esq.