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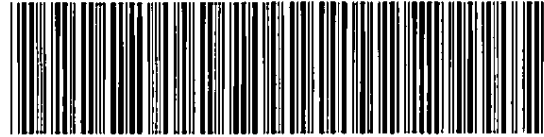
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

18 NOV -7 AM 10:23

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13 NOV - 7 AM 10:23

1. 20 FOREST ROAD LLC
(CORPORATE NAME AND DOCUMENT #)
2. _____
(CORPORATE NAME AND DOCUMENT #)
3. _____
(CORPORATE NAME AND DOCUMENT #)
4. _____
(CORPORATE NAME AND DOCUMENT #)
5. _____
(CORPORATE NAME AND DOCUMENT #)
6. _____
(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: 20 Forest Road LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Name of Person

Firm/Company

Address

City/State and Zip Code

pkimble@mosessinger.com

E-mail address: (to be used for future annual report notification)

19 NOV 7 AM 10:20

For further information concerning this matter, please call:

Name of Person at (Area Code) Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF ORGANIZATION
OF
20 FOREST ROAD LLC**

Under Section 605.0201 of the Revised Limited
Liability Company Act of the State of Florida

19 NOV -7 AM 10:23

ARTICLE I: NAME

The name of the limited liability company (the "Company") is 20 Forest Road LLC.

ARTICLE II: ADDRESS

The street and mailing address of the Company's principal office is 4893 Bocaire Boulevard, Boca Raton, Florida 33487.

**ARTICLE III: REGISTERED AGENT, REGISTERED OFFICE & REGISTERED
AGENT'S SIGNATURE**

The name and Florida street address of the initial registered agent are: NRAI Services, Inc., 1200 South Pine Island Road, Plantation, Florida 33324.

Having been named as registered agent to accept service of process for the Company at the place designated in these Articles of Organization, 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 605 of the Florida Statutes.

By: /s/MICHAEL D. MCMANUS
Michael D. McManus, Assistant Secretary

ARTICLE IV: PURPOSE

The purpose for which the Company is formed is to engage in any and all activities permitted under the Florida Revised Limited Liability Company Act.

ARTICLE V: MANAGEMENT

The Company shall be managed by one or more managers.

ARTICLE VI: MANAGERS

The name and address of each person authorized to manage and control the Company:

Title:

Name and Address:

MGR

Joel Koblentz, 4893 Bocaire Boulevard
Boca Raton, Florida 33487

19 NOV - 7 AM 1997

ARTICLE VII: ADDITIONAL MATTERS

No member of the Company is to be liable in his capacity as a member for any debts, obligations or liabilities of the Company.

This document is executed in accordance with section 605.203(1)(b) of the Revised Limited Liability Company Act of the State of Florida. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155 of the Florida Statutes.

/s/ Peter Kimble

Peter Kimble, Authorized Representative
Moses & Singer LLP
405 Lexington Avenue
New York, New York 10174