

99000008597



ACCOUNT NO. : 072100000032

REFERENCE : 507851 87972A

AUTHORIZATION : Patricia Pigeto

COST LIMIT : \$ 155.00

ORDER DATE : December 8, 1999

ORDER TIME : 12:02 PM

ORDER NO. : 507851-005 100003064371--1

CUSTOMER NO: 87972A

CUSTOMER: Samuel D. Navon, Esq
NAVON KOPELMAN & O'DONNELL,
NAVON KOPELMAN & O'DONNELL,
Suite B 100
2699 Stirling Road
Ft. Lauderdale, FL 33312

DOMESTIC FILING

NAME: HEFNER PROPERTIES, LLC

EFFECTIVE DATE: _

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Angie Glisar

EXAMINER'S INITIALS:

FILED
99 DEC -8 PM 3:19
TALLAHASSEE FLORIDA
SECRETARY OF STATE

RECEIVED
99 DEC -8 PM 12:58
TALLAHASSEE FLORIDA
DEPT. OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF ORGANIZATION OF HEFNER PROPERTIES, 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: **Hefner Properties, LLC** (hereinafter the "Company").

ARTICLE II — Address:

The mailing address and street address of the principal office of the Company is: 250 Royal Court, Delray Beach, Florida 33444.

ARTICLE III — Duration:

The period of duration for the Company shall be until December 31, 2050.

ARTICLE IV — Management:

The Company is to be managed by the Members and the name and address of the President is Steven M. Hefner, c/o 250 Royal Court, Delray Beach, Florida 33444.

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.

ARTICLE VII — Limitation on Agency Authority of Members:

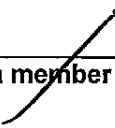
Pursuant to Section 608.424 of the Florida Limited Liability Company Act, no Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

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., Navon, Kopelman, O'Donnell & Lavin, P.A., 2699 Stirling Road, Suite B-100, Fort Lauderdale, Florida 33312.

FILED
99 DEC -8 PM 3:00
CLERK OF DISTRICT COURT
TALLAHASSEE FLORIDA

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 16 day of November, 1999.



Steven M. Hefner, as a 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.)



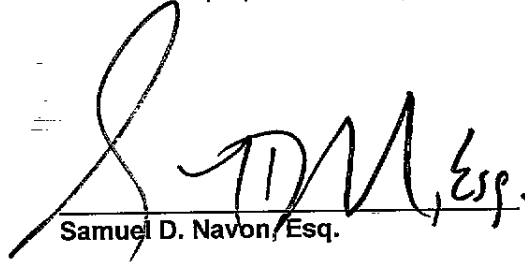
Steven M. Hefner, individually
and as a member executing the Articles of Organization.

FILED
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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

Having been named Registered Agent and designated to accept service of process for Hefner Properties, 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 17 day of November, 1999.


Samuel D. Navon, Esq.

FILED
99 DEC -8 PM 3:19
SECRETARY OF STATE
TALLAHASSEE FLORIDA