

L03000037540

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TALLAHASSEE, FLORIDA

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CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 735262 7353539

AUTHORIZATION :

COST LIMIT : \$ 105.00

FILED
05 DEC -2 PM 2:49
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ORDER DATE : December 2, 2005

ORDER TIME : 11:43 AM

ORDER NO. : 735262-005

CUSTOMER NO: 7353539

ARTICLES OF MERGER

SOUTH OFFICE BUILDING-DLB, LLC
SOUTH OFFICE BUILDING-BAGTRUST, LLC

INTO

SOUTH OFFICE BUILDING-BJB, LLC

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY

CONTACT PERSON: Jamela Fordyce

EXAMINER'S INITIALS: _____

ARTICLES OF MERGER

The following articles of merger are being submitted in accordance with section(s) 607.1109, 608.4382, and/or 620.203, Florida Statutes.

FILED
05 DEC -2 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIRST: The exact name, street address of its principal office, jurisdiction, and entity type for each merging party are as follows:

<u>Name and Street Address</u>	<u>Jurisdiction</u>	<u>Entity Type</u>
1. SOUTH OFFICE BUILDING-DLB, LLC 2116 ROLLING ROCK ROAD WAKE FOREST NC 27587	FLORIDA	Limited Liability Company

Florida Document/Registration Number: L03000037778

2. SOUTH OFFICE BUILDING-BAGTRUST, LLC 1675 Market Street, Suite 207 Weston, FL 33326	FLORIDA	Limited Liability Company
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Florida Document/Registration Number: L03000037785

SECOND: The exact name, street address of its principal office, jurisdiction, and entity type of the surviving party are as follows:

<u>Name and Street Address</u>	<u>Jurisdiction</u>	<u>Entity Type</u>
SOUTH OFFICE BUILDING-BJB, LLC 600 HAVERFORD ROAD Suite G101 HAVERFORD PA 19041	FLORIDA	Limited Liability Company

Florida Document/Registration Number: L03000037540

THIRD: The attached Plan of Merger meets the requirements of section(s) 607.1108, 608.438, 617.1103, and/or 620.201, Florida Statutes, and was approved by each domestic corporation, limited liability company, partnership and/or limited partnership that is a party to the merger in accordance with Chapter(s) 607, 617, 608, and/or 620, Florida Statutes.

FOURTH: If applicable, the attached Plan of Merger was approved by the other business entity(ies) that is/are party(ies) to the merger in accordance with the respective laws of all applicable jurisdictions.

FIFTH: If not incorporated, organized, or otherwise formed under the laws of the state of Florida, the

surviving entity hereby appoints the Florida Secretary of State as its agent for substitute service of process pursuant to Chapter 48, Florida Statutes, in any proceeding to enforce any obligation or rights of any dissenting shareholders, partners, and/or members of each domestic corporation, partnership, limited partnership and/or limited liability company that is a party to the merger.

SIXTH: If not incorporated, organized, or otherwise formed under the laws of the state of Florida, the surviving entity agrees to pay the dissenting shareholders, partners, and/or members of each domestic corporation, partnership, limited partnership and/or limited liability company that is a party to the merger the amount, if any, to which they are entitled under section(s) 607.1302, 620.205, and/or 608.4384, Florida Statutes.

SEVENTH: If applicable, the surviving entity has obtained the written consent of each shareholder, member or person that as a result of the merger is now a general partner of the surviving entity pursuant to section(s) 607.1108(5), 608.4381(2), and/or 620.202(2), Florida Statutes.

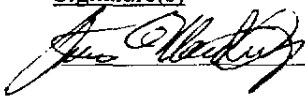
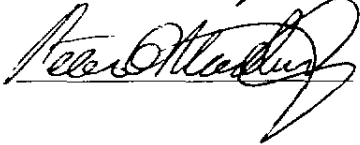
EIGHTH: The merger is permitted under the respective laws of all applicable jurisdictions and is not prohibited by the agreement of any partnership or limited partnership or the regulations or articles of organization of any limited liability company that is a party to the merger.

NINTH: The merger shall become effective as of:

The date the Articles of Merger are filed with Florida Department of State

TENTH: The Articles of Merger comply and were executed in accordance with the laws of each party's applicable jurisdiction.

ELEVENTH: SIGNATURE(S) FOR EACH PARTY:

<u>Name of Entity</u>	<u>Signature(s)</u>	<u>Typed or Printed Name of Individual</u>
South Office Building -DLB, LLC		Peter A. Mardinly, Authorized Agent By Written Delegation from Sole Member and Manager
South Office Building -BAGTRUST, LLC		Peter A. Mardinly, Authorized Agent By Written Delegation from Sole Member and Manager
South Office Building -BJB, LLC		Peter A. Mardinly, Authorized Agent By Written Delegation from Sole Member and Manager

(Attach additional sheet(s) if necessary)

PLAN OF MERGER

BETWEEN

**SOUTH OFFICE BUILDING-DLB, LLC
and SOUTH OFFICE BUILDING-BAGTRUST, LLC
(both single member Florida limited liability companies)**

AND

**SOUTH OFFICE BUILDING-BJB, LLC
(a single member Florida limited liability company)**

PLAN OF MERGER ("Plan"), dated as of the 1st day of December, 2005, with respect to **SOUTH OFFICE BUILDING-DLB, LLC** (L03000037778), **SOUTH OFFICE BUILDING-BAGTRUST, LLC** (L03000037785), (both single member Florida limited liability companies) (collectively the "Merging Companies"), and **SOUTH OFFICE BUILDING-BJB, LLC**, a Florida limited liability company (L03000037540) (the "Surviving Company ") (which entities are sometimes hereinafter collectively referred to as the "Constituent Entities").

BACKGROUND:

- A. The Merging Companies, together with the Surviving Company own all of the fee simple interest in a property commonly known as 2000 Main Street, Weston, Broward County, Florida as tenants in common (the "Property") operating the same as 2000 Main Street Associates (a registered fictitious name) pursuant to a Tenants in Common Agreement, and also share a bank account used to operate the Property.
- B. In November 2005, Barry J. Belmont became the sole member and sole Manager of each of the Merging Companies.
- C. In order to better allow for centralized management, reduce administrative costs and to simplify the operation and financing of the Property, the Merging Companies desire to merge with and into the Surviving Company.
- D. The Surviving Company is currently an owner of an undivided fee simple interest in the Property as a tenant in common with the Merging Companies. As a result

of this merger, the Surviving Company will become the sole owner of the entire fee simple interest in the Property, as well as the fictitious name and the bank account.

- E. Barry J. Belmont shall remain the sole member Surviving Company after the merger.

NOW THEREFORE, in consideration of the above and intending to be legally bound, the parties agree as stated forth herein, incorporating by reference the terms of the Background above as if fully set forth at length herein:

1. Effectiveness. This Plan shall be effective on the later of (a) the date that Articles of Merger incorporating this Plan (the "Articles of Merger") are filed with the Florida Department of State (the "Department of State") or (b) the date set forth as the effective date in the Articles of Merger filed in the Department of State. The date determined in accordance with the preceding sentence is referred to hereinafter as the "Effective Date."

2. Effect. On the Effective Date, as defined in Section 1 hereof, the Merging Companies shall be merged with and into the Surviving Company, and the separate existence of the Merging Companies, except insofar as it may be continued by law, shall cease, all with the effect provided in the laws of the State of Florida. The Surviving Company shall be, and is sometimes hereinafter referred to as, the "Surviving Company." Upon merger of the Merging Companies with and into the Surviving Company the Surviving Company shall assume all of the obligations of the Merging Companies.

3. Surviving Company Operating Agreement. On and after the Effective Date, the Articles of Organization of the Surviving Company, as amended on October 24, 2003, together with the Operating Agreement dated effective as of November 5, 2003 shall be the operative organic documents governing the Surviving Company, until changed as therein set forth and in accordance with applicable law.

4. Member. On and after the Effective Date, until changed in accordance with the Surviving Company Operating Agreement, the sole member of the Companies, Barry J. Belmont, shall continue to be the sole member and the sole Manager of the Surviving Company.

5. Conversion of Membership Interests. On the Effective Date, each of the Membership Interests in each of the Merging Companies (the "Membership Interests") outstanding immediately prior to the Effective Date shall, by virtue of the Merger and without any action on the part of the holder thereof, be converted into the membership interest in the Surviving Company and each such Membership Interest shall be thereafter canceled and of no effect and the Surviving Company shall succeed to the ownership of the Property and the bank account relating there to as above referenced.

6. Surviving Company Interests. The membership interest in the Surviving Company outstanding immediately prior to the Effective Date shall not be converted or exchanged in the Merger

7. Termination. This Plan may be terminated at any time on or before the Effective Date by agreement of all of the Merging Companies or the Surviving Company.

8. Further Assurances. If at any time the Surviving Company, or its successors or assigns, shall consider or be advised that any further assignments or assurances in law or any other acts are necessary or desirable to (a) vest, perfect or confirm, or record or otherwise, in the Surviving Company its rights, title or interest in, to or under any of the rights, properties or assets of the Merging Companies acquired or to be acquired by the Surviving Company as a result of, or in connection with, the Merger, or (b) otherwise carry out the purposes of this Plan, the Merging Companies and its proper members or authorized agents shall be deemed to have granted to the Surviving Company an irrevocable power of attorney to execute and deliver all such proper deeds, assignments and assurances in law and to do all acts necessary or proper to vest, perfect or confirm title to and possession of such rights, properties or assets in the Surviving Company and otherwise carry out the purposes of this Plan; and the member and authorized agents of the Surviving Company are fully authorized in the name of the Merging Companies or otherwise to take any and all such action. Pursuant to Fl. Stat. 608.4382(2) the Surviving Company shall promptly record a certified copy of the Articles of Merger in Broward County, Florida.

9. Representations and Warranties. The Merging Companies hereby assign to the Surviving Company, each representation and warranty made in connection with the acquisition, by Barry J. Belmont, of the membership interest in each Merging Company.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Plan of Merger this as of the date first above written.

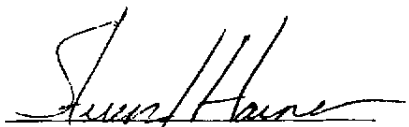
THE UNDERSIGNED BEING EACH OF THE MEMBERS OF THE LIMITED LIABILITY COMPANIES PARTY TO THE MERGER, HEREBY VOTE IN FAVOR OF THE ABOVE PLAN OF MERGER, CONSENT TO THE MERGER AND WAIVE THE REQUIREMENT OF WRITTEN NOTICE AND OF DISSENTER'S RIGHTS PURSUANT TO FL STAT. SECTIONS 608.455 AND 608.4381(3).

THE UNDERSIGNED FURTHER DELEGATE THEIR AUTHORITY AS MEMBERS OF EACH LIMITED LIABILITY COMPANY TO PETER A. MARDINLY, ESQUIRE TO EXECUTE AND DELIVER TO THE FLORIDA DEPARTMENT OF STATE THE ARTICLES OF MERGER IMPLEMENTING THIS MERGER PURSUANT TO FL. STAT. SECTION 608.4236, AND TO EXECUTE AND DELIVER ALL OTHER DOCUMENTS NECESSARY OR PROPER TO IMPLEMENT THIS MERGER AND

REGISTER THE SAME IN THE LAND RECORDS OF BROWARD COUNTY,
FLORIDA.

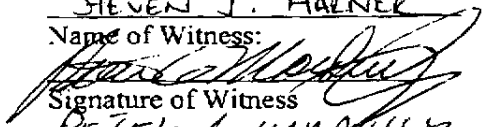
LIMITED LIABILITY COMPANIES:

SOUTH OFFICE BUILDING-DLB, LLC, a
Florida limited liability company

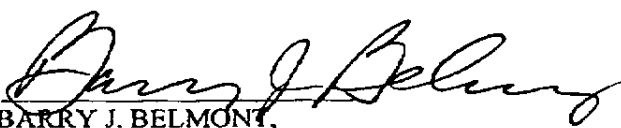

Signature of Witness

STEVEN J. HARNER

Name of Witness:


Signature of Witness

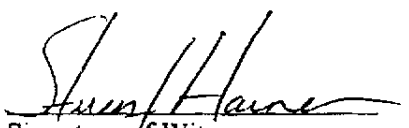
PETER A. MARDINY
Name of Witness

By: 

BARRY J. BELMONT,

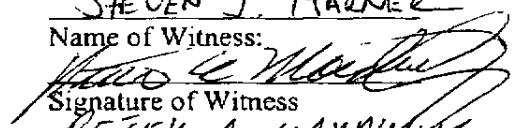
Sole Manager and Member

SOUTH OFFICE BUILDING-BAGTRUST,
LLC, a Florida limited liability company

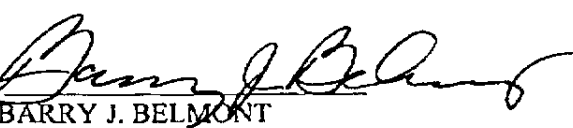

Signature of Witness

STEVEN J. HARNER

Name of Witness:


Signature of Witness

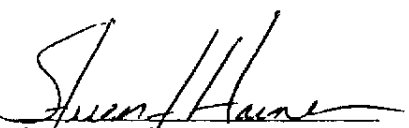
PETER A. MARDINY
Name of Witness

By: 

BARRY J. BELMONT

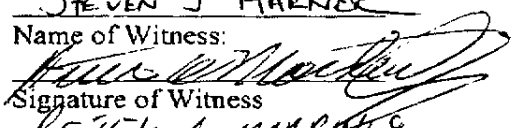
Sole Manager and Member

SOUTH OFFICE BUILDING-BJB, LLC, a
Florida limited liability company


Signature of Witness

STEVEN J. HARNER

Name of Witness:


Signature of Witness

PETER A. MARDINY
Name of Witness

By: 

BARRY J. BELMONT

Sole Manager and Member