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Division of Corporations

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

151 North Beach Road, LLC

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**ARTICLES OF ORGANIZATION
OF
151 NORTH BEACH ROAD, LLC
a Florida Limited Liability Company**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Act, F.S. Chapter 608, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be 151 North Beach Road, LLC (the "Company").

ARTICLE II - PURPOSE

The Limited Liability Company is organized to engage in any business permitted by the Florida Statutes and may purchase, acquire, buy, sell, mortgage, own, trade in, hold, lease, manage, and otherwise deal in and with real property and improvements for investment and to engage in such other lawful activities as are reasonably necessary or incidental to that purpose.

ARTICLE III - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is: 454 South Beach Road, Hobe Sound, Florida 33455.

ARTICLE IV - DURATION

The period of duration for the Limited Liability Company shall be: Perpetual.

ARTICLE V - MANAGEMENT

The Limited Liability Company is to be member managed by the members and the name and address of the managing member is: Charles R. Modica, 454 South Beach Road, Hobe Sound, Florida 33455.

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

Members shall have the right to admit new members by unanimous consent.

ARTICLE V - REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company in the State of Florida is: Charles R. Modica, 454 South Beach Road, Hobe Sound, Florida 33455.

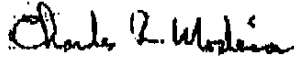
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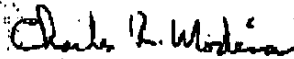
ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated limited liability company at 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, F.S.



Charles R. Modica, Registered Agent

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Hobe Sound, Florida, on July 2nd, 2007.

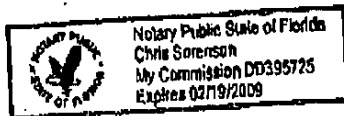


Charles R. Modica, Managing Member

STATE OF FLORIDA)

County of Martin) ss.

The foregoing instrument was subscribed and sworn to before me this 2nd day of July, 2007, by Charles R. Modica who is personally known to me or who produced as identification.


Notary PublicPrint Name: CHRIS SorensonMy Commission Expires: 2/19/09FILED
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