



L00000003642

ACCOUNT NO. : 072100000032

REFERENCE : 645421 83838A

AUTHORIZATION :

COST LIMIT : \$ ~~125.00~~ prepaid

FILED
00 MAR 30 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : March 30, 2000

ORDER TIME : 2:24 PM

ORDER NO. : 645421-005

CUSTOMER NO: 83838A

600003190846--4
-03/31/00--01001--023
****125.00 ****125.00

CUSTOMER: Ms. Rosemary Cohen
SHAPIRO & DECTOR, P.A.
SHAPIRO & DECTOR, P.A.
Suite 200
7777 Glades Road
Boca Raton, FL 33434

DOMESTIC FILING

NAME: THIRTEEN REALTY ASSOCIATES,
L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Elynn Herndon

EXAMINER'S INITIALS:

RECEIVED
00 MAR 30 PM 3:08
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

L00-3642

Name	330
Availability	
Preparer	
Updater	
Verifier	
Approval	

**ARTICLES OF ORGANIZATION FOR
FLORIDA LIMITED LIABILITY COMPANY**

00 MAR 30 PM 4: 15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLE I - Name

The name of the Limited Liability Company is: **THIRTEEN REALTY ASSOCIATE**
L.L.C.

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is: 1095 Cornwall E, Boca Raton, FL 33434

ARTICLE III - Duration

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

ARTICLE IV - Management

The Limited Liability Company shall be a manager-managed company and the Manager vested with the management of the company is:

LOUIS WIENER
1095 Cornwall E
Boca Raton, FL 33434

ARTICLE V - Members

The members and their respective interests in the Limited Liability Company are as follows:

LOUIS WIENER	51%
MARIAN MARGULIES	49%

ARTICLE VI - Additional Members

Additional members to the Limited Liability Company may be admitted, but only if all the current members agree to the admission of the additional members and to the terms of admission.

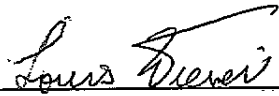
ARTICLE VII - Operation

The members shall have the power to adopt, alter, amend or repeal operating regulations of the Company containing provisions for the regulation and management of the affairs of the Company.

ARTICLE VIII - Date of Existence

The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

N WITNESS WHEREOF, the undersigned member has executed these Articles of Organization this 27 day of MARCH, 2000.



Louis Wiener, Manager

00 MAR 30 PM 4: 15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

STATE OF)
) SS:
COUNTY OF)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared LOUIS WIENER, known to me to be the person who executed the foregoing Articles of Organization, who is personally known to me or provided _____ as proof of identification, and he swore before me that he executed those Articles of Organization.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 27 day of MARCH, 2000.


NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:



CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507 FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA:

00 MAR 30 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

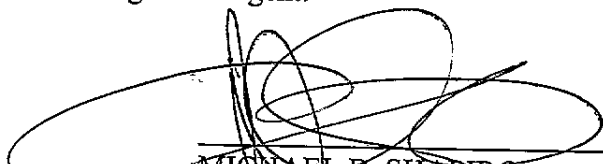
FILED

1. The name of the limited liability company is: THIRTEEN REALTY ASSOCIATES, L.L.C.

2. The name and address of the registered agent and office is:

Michael B. Shapiro
c/o Shapiro & Dector, P.A.
7777 Glades Road, Suite 200
Boca Raton, FL 33434

Having been named as registered agent and 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.


MICHAEL B. SHAPIRO
Date: 3/28/2000