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VIA FEDERAL EXPRESS

May 17, 2000

Florida Department of State
Division of Corporations
49 Gaines Street
Tallahassee, Florida 32399

700003259847--8
-05/19/00--01099--009
****285.00 ****125.00

**Re: Formation of 2450 East Commercial Bldg., LLC
a Florida Limited Liability Company**

Dear Sir/Madam:

Enclosed and filed herewith are the Articles of Organization for the above limited liability company and our check in the amount of \$285.00 for the filing fees and associated costs.

If you have any questions, please call me.

Very truly yours,

W. RODGERS MOORE, P.A.


W. Rodgers Moore, Esq.

FILED
00 MAY 19 AM 8:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WRM/bf
Enclosures

cc: Mr. William Schipani

mtw
5/24

ARTICLES OF ORGANIZATION

OF

2450 EAST COMMERCIAL BLDG., LLC, A Florida Limited Liability Company

ARTICLE I

NAME

The name of this limited liability company is: 2450 EAST COMMERCIAL BLDG., LLC.

ARTICLE II

DURATION

The maximum period of duration of this limited liability company shall be 51 years from the date of this filing with the Department of State or December 31, 2050, whichever is earlier.

ARTICLE III

PURPOSE

The purpose of this limited liability company shall be to hold, lease, sublease, improve, develop, mortgage, manage, sell, partition, build upon and conserve real estate and to conduct any other activity or business permitted by the laws of the State of Florida.

ARTICLE IV

ADDRESS AND REGISTERED AGENT

a) The address of the place of business and the mailing address of the limited liability company are c/o William Schipani, 2450 East Commercial Blvd., Ft. Lauderdale, Florida 33308.

b) The name and address of the initial registered agent for service is W. Rodgers Moore, Esq., Suite 210-A, 4800 North Federal Highway, Boca Raton, Florida 33431.

c) The total amount of cash contributed is \$500.00.

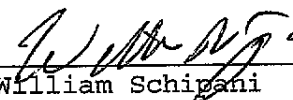
d) There is no additional capital contribution required or agreed to other than as set forth in (c) above, other than \$85,000 property contributed in kind.

e) There are rights given to members to admit additional members.

f) Any remaining members of this limited liability company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy or insolvency of a member or any other event which terminates the continued membership of a member in the limited liability company, subject to the duration set forth in ARTICLE II hereof.

g) This limited liability company is to be managed by William Schipani, whose address is 2450 East Commercial Blvd., Ft. Lauderdale, Florida 33308. Upon the death of a manager, the members shall by majority vote elect a replacement manager (or managers).

Executed this 18 day of MAY, 2000.


William Schipani

ACCEPTANCE OF REGISTERED AGENT

The undersigned Registered Agent, who is a resident of Palm Beach County, Florida, resides at 7623 Sierra Terrace, Boca Raton, Florida 33433 and whose office address is Suite 210-A, 4800 North Federal Highway, Boca Raton, Florida 33431, accepts designation as Registered Agent.

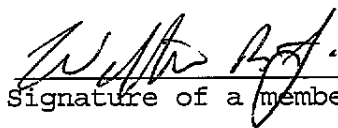

W. Rodgers Moore

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TALLAHASSEE, FLORIDA

ARTICLE VII -

The undersigned member or authorized representative of a member of 2450 East Commercial Bldg., LLC certifies:

- 1) the above named limited liability company has at least two members;
- 2) the total amount of cash contributed by the member(s)
- 3) if any, the agreed value of property other than cash contributed by members is (A description of the property, marked "Exhibit A", is attached and made a part hereto); and
- 4) the total amount of cash and property contributed and anticipated to be contributed by member(s) is



Signature of a member or an authorized representative of a member
William Schipani

(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.)

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00 MAY 19 AM 8:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA