

Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4003

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
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TALLAHASSEE, FLORIDA

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LIMITED LIABILITY COMPANY

928 BEACH ROAD, L.L.C.

Certificate of Status	0
Certified Copy	1
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Prepared By & Return To:
Ronald S. Urkovich
Attorney At Law
2323 Wooster Lane, Suite 2
Sanibel, Florida 33957
(941) 472-9082

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ARTICLES
OF
ORGANIZATION
OF
928 BEACH ROAD, L.L.C.

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I
Name

The name of the limited liability Company shall be: 928 BEACH ROAD, L.L.C.

ARTICLE II
Address

The street and mailing address of the principal office of the company shall be:

C/O 1031 Real Estate Exchange Services, L.C.
695 Tarpon Bay Road, #5, Sanibel, Florida 33957.

ARTICLE III

Registered Agent, Registered Office, & Registered Agent's Signature

The name and Florida street address of the registered agent is:

Ronald S. Urkovich,
2323 Wooster Lane, Suite 2
Sanibel, FL 33957

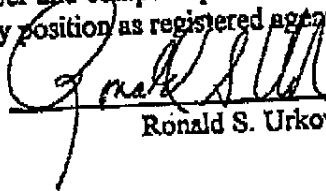
Having been named as registered agent and to accept service of process for the above stated limited

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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.



Ronald S. Urkovich

ARTICLE IV
Management

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company.

ARTICLE V
Effective Date

The effective date of the beginning of business of this Limited Liability Company shall be October 30, 2000.


David A. Owens, President of 1031 Real
Estate Exchange Services, L.L.C. - Signer

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