

Joseph De Gance, Esquire
Attorney at Law

3471 N. Federal Highway
Suite 601
Fort Lauderdale, Florida 33306
Telephone (954) 566-1531
Fax No. (954) 566-2382

L000000015345

December 6, 2000

Secretary of State
Corporate Division
P.O. Box 6327
Tallahassee, Fla. 32301

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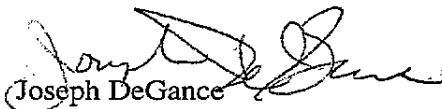
RE: CHOICE PROPERTIES, L.C.

Dear Sir:

Enclosed herewith may be found the original and one copy of the Articles of Incorporation on the above referenced corporation together with my trust account check in the amount of \$122.50 to cover the costs of the following:

Filing Fee	\$125
Certified Copy	\$30
Total	\$155

Thank you,


Joseph DeGance

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Enc.

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

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopt the following Articles of Organization for such Company:

ARTICLE I

NAME

The name of the Company is CHOICE PROPERTIES, L. C.

ARTICLE II

DURATION

The existence of the Company shall commence as of the date these Articles of Organization are filed by the Department of State and shall continue perpetually from that date, unless earlier dissolved in accordance with the provisions of Article VI herein.

ARTICLE III

ADDRESS

The mailing address and the street address of the principal office of the Company is 3270 Oleander Way, Pompano Beach, FL 33062.

ARTICLE IV

INITIAL REGISTERED AGENT

The name of the initial Registered Agent of the Company is WILLIAM A. GAGLIANO at 3270 Oleander Way, Pompano Beach, FL 33062. Said address of the Registered Officer and Agent are the same address as the Corporation.

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TALLAHASSEE, FLORIDA

ARTICLE V

ADDITIONAL MEMBERS

Additional Members may be admitted to the Company only upon the unanimous written consent of all of the then existing Members of the Company, which consent may be unreasonable withheld.

ARTICLE VI

RIGHT OF REMAINING MEMBERS TO CONTINUE BUSINESS

In the event of the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any

other event which terminates the continued membership of a Member in the Company, the business of the Company shall not be continued and the Company shall be dissolved unless all of the remaining Members of the Company unanimously agree to continue the business of the Company.

ARTICLE VII MANAGEMENT

The management of the Company shall be vested in its managers which shall consist of two (2) individuals duly elected by the Members in the manner set forth in the Regulations of the Company. The names and addresses of the initial managers who are to serve as managers until the first annual meeting of the Members or until their successors shall have been duly elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
<u>WILLIAM A. GAGLIANO</u>	<u>3270 Oleander Way</u> <u>Pompano Beach, FL 33062</u>
<u>PHILLIP F. DiBELLA</u>	<u>39 Spring Valley Road</u> <u>Park Ridge, NJ 07656</u>

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE VIII REGULATIONS

The regulation and management of the affairs of the Company shall be governed by the Regulations of the Company. The power to adopt, alter, amend or repeal the Regulations of the Company shall be vested in the Members of the Company.

ARTICLE IX AMENDMENTS

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization this 21st day of November, 2000.

WILLIAM A. GAGLIANO

Name

PHILLIP F. DiBELLA

Name

STATE OF FLORIDA
COUNTY OF BROWARD

William A. Gagliano
Name

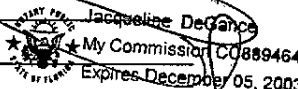
SWORN TO AND SUBSCRIBED before me this 21st day of November, 2000, by William A. Gagliano

(☒) Personally known to me; or

() Produced Identification; Type of Identification produced _____

NOTARY PUBLIC;

Sign: Jacqueline DeGance
Print Name: Jacqueline DeGance
Commission No. _____
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF BROWARD

Phillip F. DiBella
Name

SWORN TO AND SUBSCRIBED before me this 4 day of Dec., 2000, by Phillip F. DiBella

() Personally known to me; or

(☒) Produced Identification; Type of Identification produced N.T. D/c

NOTARY PUBLIC;

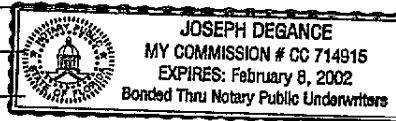
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Sign: Joseph Degance

Print Name: _____

Commission No. _____

My Commission Expires: _____



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of WILLIAM A. GAGLIANO as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of CHOICE PROPERTIES, L. C.

Date: November 21, 2000

William A. Gagliano
Initial Registered Agent
WILLIAM A. GAGLIANO

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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