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Division of Corporations

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

982 NAUTILUS ISLE VENTURE, LLC

Certificate of Status	1
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**ARTICLES OF ORGANIZATION
OF
982 NAUTILUS ISLE VENTURE, LLC
A LIMITED LIABILITY COMPANY**

The undersigned, for the purposes of forming a limited liability company under the provisions of Florida Statutes Chapter 608, the Florida Limited Liability Company Act, hereby adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is: 982 Nautilus Isle Venture, LLC.

**ARTICLE II
PURPOSE**

The purpose of this limited liability company may include the transaction of any and all lawful business for which limited liability companies may be organized in the state of Florida.

**ARTICLE III
ADDRESS OF PRINCIPAL OFFICE**

The street address of the principal office, and the mailing address, of the limited liability company is: 9900 Stirling Road, Suite 233, Cooper City, Florida, 33024.

**ARTICLE IV
MEMBERS AT TIME OF FORMATION**

The names and addresses of the members at the time of formation are:

EDR Investments, Inc.
9900 Stirling Road, Suite 233, Cooper City, Florida 33024

Abrams Properties Group, Inc.
609 N.W. 7th Street, Dania Beach, Florida 33004

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ARTICLE V
PERIOD OF DURATION

The period of duration shall be perpetual.

ARTICLE VI
WRITTEN MANAGEMENT AGREEMENT

Any operating agreement entered into by the members of the limited liability company, and any amendments or restatements thereof, shall be in writing. No oral agreement among any of the members or managers of the limited liability company shall be deemed or construed to constitute any portion of, or otherwise affect the interpretation of, any written operating agreement of the limited liability company in existence and as amended from time to time.

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ARTICLE VII
MANAGEMENT

The limited liability company is to be managed by one or more managers and is, therefore, a manager - managed company. The name and address of the Manager at the time of formation is:

Royce Properties Group, Inc.
9900 Stirling Road, Suite 233
Cooper City, Florida 33024

In the event the members enter into a written operating agreement, then the business and affairs of the limited liability company shall be governed by managers in the manner and subject to the limitations set forth in the operating agreement. The actions of a member, manager, or any other person acting in any capacity other than as a manager of the limited liability company in accordance with the terms of its operating agreement shall not bind the limited liability company.

ARTICLE VIII
REGISTERED AGENT AND REGISTERED OFFICE

The name and the Florida Street address of the registered agent are:

Eric D. Rosenberg
9900 Stirling Road, Suite 233
Cooper City, Florida, 33024

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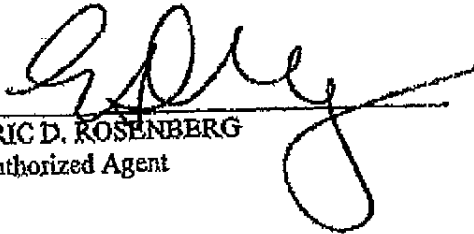
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ARTICLE XI
EFFECTIVE DATE

The effective date of the limited liability company shall be: the Date of Filing

In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true and correct.

Executed by the undersigned authorized representative of a Member on the 12 day of March, 2002.


ERIC D. ROSENBERG
Authorized Agent

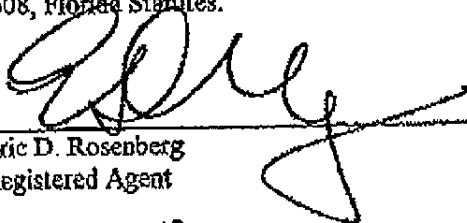
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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for 982 NAUTILUS ISLE VENTURE, LLC. 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, Florida Statutes.


Eric D. Rosenberg
Registered Agent

Dated: March 12, 2002

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