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From: Account Name : MORAITIS, COFAR & KARNEY
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

Beckett Properties II, L.L.C.

Certificate of Status	1
Certified Copy	1
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Fax Audit No. (((H02000070654 7)))
Prepared By: George R. Moraitis
Moraitis, Cofar & Karney
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304

ARTICLES OF ORGANIZATION

OF

Beckett Properties II L.L.C.

A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name: The name of the Limited Liability Company is:

Beckett Properties II L.L.C., a Florida Limited Liability Company.

ARTICLE II - Address: The mailing address and the street address of the principal office of the Limited Liability Company is:

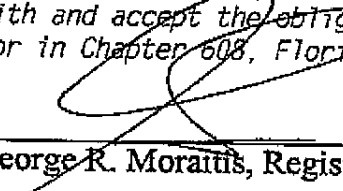
915 Middle River Drive, Suite # 506
Fort Lauderdale, Florida 33304.

ARTICLE III - Registered Agent, Registered Office & Registered Agent's Signature:

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

George R. Moraitis, Esquire
915 Middle River Drive, Suite #506
Fort Lauderdale, Florida 33304

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 as provided for in Chapter 608, Florida Statutes.


George R. Moraitis, Registered Agent

ARTICLE IV - Management (Check box if applicable.):

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

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ARTICLE V - Effective Date: The Effective Date of these Articles of Organization is April 2, 2002.

ARTICLE VI - Purpose: The nature of the business and of the purposes to be conducted and promoted by the limited liability company, is to engage solely in the following activities:

- A. To acquire from Laudonniere Real Estate Investments the real property, together with all improvements located thereon, in the City of Fort Lauderdale, State of Florida, located at 15 Isle of Venice (the "Property").
- B. To own, hold, sell, assign, transfer, operate, lease, mortgage, pledge and otherwise deal with the Property.
- C. To exercise all powers enumerated in the Limited Liability Company Act of Florida necessary or convenient to the conduct, promotion or attainment of the business or purposes otherwise set forth in "A" above.

Signature of a member or an authorized representative of a member.

Authorized Representative of Member


George R. Moraitis

(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.)

Filing Fees:

- \$100.00 - Filing Fee for Articles of Organization
- \$ 25.00 - Designation of Registered Agent
- \$ 30.00 - Certified Copy (optional)
- \$ 5.00 - Certificate of Status (optional)

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Fort Lauderdale, FL 33304

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