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June 12, 2002

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32301

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-06/13/02--01049--017
*****160.00 *****160.00

RE: Articles of Organization for MOBA PROPERTIES, LLC

Ladies and Gentlemen:

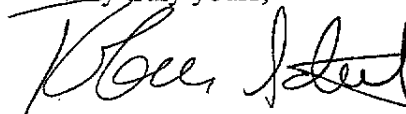
Please find enclosed the duplicate originals of the subject Articles of Organization, and a check payable to the Florida Department of State in the amount of \$160.00 representing the following:

Filing fee for Articles of Organization	\$100.00
Designation of Registered Agent	25.00
Certified original	30.00
Certificate of Status	5.00
Total	\$160.00

Upon filing, please return a certified original of the Articles to the undersigned. Your prompt attention to this matter will be greatly appreciated. If there is any delay, please give me a call.

Name Availability	
Document Examiner	DCC
Updater	DCC
Updater Enclosures as noted	
Verifier	DCC
cc: Acknowledgement	Mr. Robert A. Banner Mr. Sidney M. Moskin
W. P. Verifier	DCC

Very truly yours,



Robert M. Schwartz

FILED
02 JUN 13 AM 11:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION FOR

MOBA PROPERTIES, LLC,
a Florida Limited Liability Company

ARTICLE I - Name:

The name of the Limited Liability Company is **MOBA PROPERTIES, LLC.**

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Robert A. Banner, Managing Member, 1515 North Federal Highway, Suite 107, Boca Raton, FL 33432

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

Robert A. Banner, 1515 North Federal Highway, Suite 107, Boca Raton, FL 33432

Having been named a 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 provision of all statutes relating to the property 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.


Robert A. Banner, Registered Agent

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members and is, therefore, a member-managed company.


Robert A. Banner, Managing Member

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.

FILED
02 JUN 13 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA