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From: Account Name : LAMONT & NEIMAN, P.A.
 Account Number : I20000000051
 Phone : (305)530-9400
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 DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

L&N 1031 LLC

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10/8/02

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

L&N 1031 LLC

ARTICLE II - Address:

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

One Biscayne Tower, Suite 3550
Two South Biscayne Boulevard
One Biscayne Tower
Miami, Florida 33131

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

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

Lamont & Neiman, P.A.
One Biscayne Tower, 3550
Two South Biscayne Boulevard
Miami, Florida 33131

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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, we hereby accept the appointment as registered agent and agree to act in this capacity. We further agree to comply with the provisions of all statutes relating to the proper and complete performance of our duties, and we are familiar with and accept the obligations of our position as registered agent as provided for in Chapter 608, F.S..

REGISTERED AGENT

LAMONT & NEIMAN, P.A.

By: Robert S. Lamont
Robert S. Lamont, President

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ARTICLE IV - Management:

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


Robert S. Lamont
Authorized Representative of 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.)


Robert S. Lamont
Authorized Representative of Member

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