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LIMITED LIABILITY COMPANY

HWY 280 TRACT LLC

Certificate of Status	1
Certified Copy	0
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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
FOR
Hwy 280 Tract LLC

ARTICLE I
Name

The name of the Limited Liability Company is Hwy 280 Tract LLC.

ARTICLE II
Address

The mailing address and street address of the principal office of the Limited Liability Company is: c/o STJ Management Inc., 6530 West Rogers Circle, Suite #31, Boca Raton, Florida 33487.

ARTICLE III
Duration

This period of duration for the Limited Liability Company shall be: PERPETUAL.

ARTICLE IV
Purpose

This Limited Liability Company is organized for the purpose of transacting any or all lawful business for which limited liability companies may be organized under the Florida Limited Liability Company Act.

ARTICLE V
Registered Agent

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131 and the name of the initial registered agent of the Limited Liability Company at that address is Nicholas M. Daniels, Esq.

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ARTICLE VI
Manager-Managed Company

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

The undersigned authorized representative of Hwy 280 Tract LLC, hereby executes these articles of organization on this 25th day of November, 2002.



MARK M. HASNER, authorized
representative

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is Hwy 280 Tract LLC.
2. The name and the Florida street address of the registered agent and office are:

Nicholas M. Daniels, Esquire
Therrel Baisden, P.A.
SunTrust International Center
One S.E. 3rd Avenue, Suite 2400
Miami, Florida 33131

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, F.S.


NICHOLAS M. DANIELS

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