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**LIMITED LIABILITY COMPANY**

924 venture, L.L.C.

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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**ARTICLES OF ORGANIZATION  
OF  
924 VENTURE, L.L.C.**

THESE ARTICLES are executed on this 19 day of December, 2002, with respect to 924 VENTURE, L.L.C. (hereinafter sometimes referred to as the "Company").

**ARTICLE I  
Name**

The name of the Limited Liability Company is: 924 VENTURE, L.L.C.

**ARTICLE II  
Business**

The Limited Liability Company's business is the management and development of real property, and all other related acts. The Company may also do all things not otherwise illegal under the laws of Florida.

**ARTICLE III  
Registered Agent**

The name and post office address of the Limited Liability Company's registered agent is:

SCOTT G. RICHMAN, ESQ.  
19 W. Flagler Street, 14<sup>th</sup> Floor  
Miami, FL 33130

SCOTT G. RICHMAN resides and has his business address within the State of Florida.

**ARTICLE IV  
Specified Principal Office/Mailing Address**

The mailing address as well as the post office address of the principal office at which the records required to be kept by the Company are kept is: 951 Broken Sound Parkway, Suite 108 Boca Raton, FL 33487.

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**ARTICLE V**  
**Management**

The Company is to be managed by its two Members. The names and addresses of the Managers are as follows:

<u>Name of Member Manager</u>	<u>Address</u>
JAMES W. MAHANNAH	<u>727 N.W. 4<sup>TH</sup> STREET</u> <u>BOCA RATON, FL 33486</u>
JEFFREY T. SCHNARS	<u>930 S.W. 15<sup>TH</sup> STREET</u> <u>BOCA RATON, FL 33486</u>

The initial Managers shall serve until the first annual meeting of the Members.

**ARTICLE VI**  
**Duration**

The period of duration for the Company is twenty-five years, beginning on the date these Articles of Organization are filed with the Florida Department of State


**ARTICLE VII**  
**Admission of New Members**

Members of the Company have the right to admit new Members, only upon the unanimous written consent of the existing Members, and the existing Members shall determine the amount and nature of the contributions by new members at the time the new Members are admitted.

**ARTICLE VIII**  
**Right to Continue Business**

The remaining Members of the Company shall have the right to continue the business on the death, retirement, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued Membership of a Member in the Company. The business may be continued only upon the unanimous written consent of the remaining Members.

IN WITNESS WHEREOF, the undersigned has signed and sealed this certificate, on the day and year first above written.

  
JAMES W. MAHANNAH, Member/Manager

STATE OF FLORIDA                     )  
  )  
COUNTY OF PALM BEACH            )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAMES W. MAHANNAH, who is personally known or who produced \_\_\_\_\_ as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Boca Raton, Palm Beach County, Florida, this 30 day of December, 2002.

  
Notary Public, State of Florida  
at Large

My commission expires:



M.A. McGarvey  
Commission # DD119663  
Expires May 21, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

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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 in designating the registered office/registered agent, in the State of Florida:

1. The name of the Limited Liability Company is: 924 VENTURE, L.L.C.
2. The name and address of the registered agent and office is: Scott G. Richman, Esq., 19 W. Flagler Street, 14<sup>th</sup> Floor, Miami, FL 33130.

Having been named as registered agent and to accept service of process for the above named 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.

DATED: DECEMBER 19, 2002

  
\_\_\_\_\_  
SCOTT G. RICHMAN, ESQ.,  
Registered Agent

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