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(Requestor's Name)

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(Address)

(City/State/Zip/Phone #)

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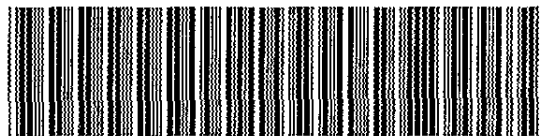
(Business Entity Name)

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DIVISION OF CORPORATIONS

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L02-34520
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ACCOUNT NO. : 072100000032

REFERENCE : 868671 81491A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : December 23, 2002

ORDER TIME : 10:42 AM

ORDER NO. : 868671-005

CUSTOMER NO: 81491A

CUSTOMER: Scott L. McMullen, Esq
Jones Foster Johnston & Stubbs
505 South Flagler Drive
Suite 1100
West Palm Beach, FL 33401

DOMESTIC FILING

NAME: 103 NORTHEAST 14TH AVENUE,
LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kelly Courtney - EXT. 1116

EXAMINER'S INITIALS: _____

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
OF
103 NORTHEAST 14TH AVENUE, LLC
A Florida Limited Liability Company

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Organization for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, laws of the State of Florida.

ARTICLE I

Name

The name of this limited liability company shall be 103 NORTHEAST 14TH AVENUE, LLC.

ARTICLE II

Address

The mailing address and street address of the principal office of the Limited Liability Company is 332 South County Road, Palm Beach, FL 33480.

ARTICLE III

Registered Agent and Registered Office

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

Robert Andrew Roddy
332 South County Road
Palm Beach, FL 33480

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ARTICLE IV

Management

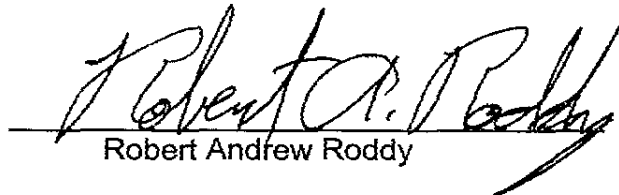
The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company.

ARTICLE V

Commencement

The Limited Liability Company shall commence its existence upon filing with the Secretary of State of the State of Florida.

(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 Andrew Roddy

Dated this 19 day of December, 2002.

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CLERK OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

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:

That 103 NORTHEAST 14TH AVENUE, LLC, desiring to organize under the laws of the State of Florida, has named Robert Andrew Roddy, located at the Registered Office of the corporation at 332 South County Road, Palm Beach, FL 33480, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGMENT:

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.


Robert Andrew Roddy, Registered Agent