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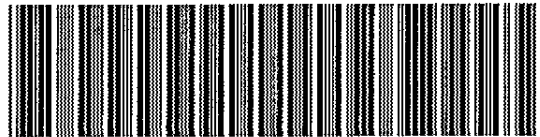
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J. BRYAN DEC 27 2002

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

81-82 High Ridge Development

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- ☐ Art of Inc. File _____
- ☐ LTD Partnership File _____
- ☐ Foreign Corp. File _____
- ☒ L.C. File _____
- ☐ Fictitious Name File _____
- ☐ Trade/Service Mark _____
- ☐ Merger File _____
- ☐ Art. of Amend. File _____
- ☐ RA Resignation _____
- ☐ Dissolution / Withdrawal _____
- ☐ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
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- ☐ Certificate of Good Standing _____
- ☐ Certificate of Status _____
- ☐ Certificate of Fictitious Name _____
- ☐ Corp Record Search _____
- ☐ Officer Search _____
- ☐ Fictitious Search _____
- ☐ Fictitious Owner Search _____
- ☐ Vehicle Search _____
- ☐ Driving Record _____
- ☐ UCC 1 or 3 File _____
- ☐ UCC 11 Search _____
- ☐ UCC 11 Retrieval _____
- ☐ Courier _____

Signature _____

Requested by:

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

**ARTICLES OF ORGANIZATION
OF
81-82 HIGH RIDGE DEVELOPMENT, L.L.C.**

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TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be 81-82 HIGH RIDGE DEVELOPMENT, L.L.C. ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company shall be:

Plaza Del Mar
232 South Ocean Blvd.
Manalapan, Florida 33462

ARTICLE III -- DURATION

The Company shall commence its existence on the date these articles of organization are filed with the Florida Department of State. The company's existence shall be perpetual unless the company is earlier dissolved as provided in these articles of organization or the Regulations of the Company.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the Registered Agent of the Company in the State of Florida is:

Steven L. Daniels, Esquire
Arnstein & Lehr
515 North Flagler Drive, Sixth Floor
West Palm Beach, FL 33401

ARTICLE V -- CAPITAL CONTRIBUTIONS AND OWNERSHIP UNITS

The Members of the Company shall contribute to the capital of the Company the cash set forth in Exhibit "A" and each Member shall receive the number of ownership units as set forth in said Exhibit. Each Member will retain that number of ownership units regardless of future capital

contributions or withdrawals from the Company unless the issuance of additional units or the cancellation of units shall be agreed by all Members.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company only on the unanimous consent of all the Members.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

No additional Member shall be admitted to the Company except with the unanimous written consent of all the Members of the Company and on such terms and conditions as shall be determined by all the Members. A Member may transfer his or her interest in the Company as set forth in the Regulations of the Company.

ARTICLE VIII -- TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of all Members or on the occurrence of any other event that terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all the remaining Members, provided there is at least one remaining Member.

ARTICLE IX -- MANAGEMENT

The Company shall be managed by a Managing Member in accordance with Regulation adopted by the Members for the management of the business and affairs of the Company. These Regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization. The name and address of the Managing Member of the Company is:

Jennifer Spitznagel
Manatee Cove Realty, Inc.
Plaza Del Mar
232 South Ocean Blvd.
Manalapan, Florida 33462

The amendment of these Articles of Organization shall require the unanimous approval of the Members.

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IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at West Palm Beach, Florida, on this 18 day of December, 2002.

81-82 HIGH RIDGE DEVELOPMENT, L.L.C.
a Florida limited liability company

By: Jennifer Spitznagel
Jennifer Spitznagel, Managing Member

81-82 Quantum Park, L.L.C., a Virginia
limited liability company

By: Dennis F. Ratner
Dennis F. Ratner, Managing Member

By: Jerald Stender
Jerald Stender, Member

By: Jennifer Spitznagel
Jennifer Spitznagel

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 18 day of December, 2002 by JENNIFER SPITZNAGEL, individually and as Member, as Managing Member of 81-82 HIGH RIDGE DEVELOPMENT, L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.




Notary Public
Commission No: Steve Daniels
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

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I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 18 day of Dec, 2002 by DENNIS RATNER, as Managing Member of 81-82 Quantum Park, L.L.C., a Virginia limited liability company, on behalf of the company, Member of 81-81 HIGH RIDGE DEVELOPMENT, L.L.C., a Florida limited liability company, who is personally known to me or has produced _____ as identification.




Notary Public

Commission No: Steven Daniels

Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 18 day of December, 2002 by JERALD STENDER, Member of 81-82 HIGH RIDGE DEVELOPMENT, L.L.C., a Florida limited liability company, who is personally known to me or has produced _____ as identification.




Notary Public

Commission No: Steven Daniels

Commission Expires: _____

EXHIBIT A

<u>MEMBER and ADDRESS:</u>	<u>INITIAL CAPITAL CONTRIBUTION:</u>	<u>UNITS:</u>
Jennifer Spitznagel Manatee Cove Realty Plaza Del Mar 232 South Ocean Blvd., Manalapan, Florida 33462	\$1,000	1,000
81-82 Quantum Park, L.L.C. c/o Ratner Companies 2815 Hartland Road Falls Church, VA 22043	\$1,000	1,000
Jerald Stender 7173 Davit Circle Lake Worth, FL 33467	\$1,000	1,000

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**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 Florida Statutes the following is submitted:

That 81-82 High Ridge Development, L.L.C. has named Steven L. Daniels, who is located at Arnstein & Lehr, 515 North Flagler Drive, Suite 600, City of West Palm Beach, County of Palm Beach, State of Florida, 33401, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated company at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: 
Steven L. Daniels

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