

Division of Corporations

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To: Division of Corporations
Fax Number : (850) 205-0383

From: Account Name : MOMBACH, BOYLE & HARDIN, P.A.
Account Number : 074143000064
Phone : (954) 467-2200
Fax Number : (954) 467-2210

LIMITED LIABILITY COMPANY

TUXEDO REALTY, LLC

Certificate of Status	1
Certified Copy	1
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ARTICLES OF ORGANIZATION
OF
TUXEDO REALTY, LLC

The undersigned, as the authorized representative of the initial members of TUXEDO REALTY, LLC, a Florida limited liability company formed hereunder (the "Company"), on behalf of the members of the Company, hereby forms a limited liability company under the laws of the State of Florida.

ARTICLE I
COMPANY NAME

The name of the company is TUXEDO REALTY, LLC.

ARTICLE II
COMMENCEMENT AND TERM OF EXISTENCE

In accordance with Section 608.409(1) of the Florida Limited Liability Company Act (the "Act"), the term of existence of the Company shall commence upon the filing of these executed Articles of Organization with the Florida Department of State, and shall continue perpetually, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

ARTICLE III
MAILING ADDRESS AND STREET ADDRESS OF COMPANY

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

Tuxedo Realty, LLC
3114 Tuxedo Avenue

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West Palm Beach, Florida 33405

ARTICLE IV
REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

Conrad J. Boyle
Mombach, Boyle & Hardin, P.A.
500 East Broward Boulevard
Suite 1950
Fort Lauderdale, Florida 33394

ARTICLE V
ADMISSION OF ADDITIONAL MEMBERS

Members shall have the right to admit new members by the unanimous consent of the members. Any new member shall be required to comply with these Articles of Organization, the Act and such other documents, rules, regulations or guidelines as the members may from time to time determine in their sole discretion.

ARTICLE VI
RIGHT OF REMAINING MEMBERS TO CONTINUE THE COMPANY

In the event of the death, retirement, resignation, 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 remaining members of the Company shall have the right to continue the business of the Company subject to and in accordance with these Articles of Organization, the

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Act and such other documents, rules, regulations or guidelines as the members may from time to time determine in their sole discretion.

**ARTICLE VII
MANAGEMENT**

The Company shall be a manager-managed Company.

**ARTICLE VIII
DISSOLUTION OF COMPANY**

The Company may be dissolved only in accordance with the Act or such other documents, rules, regulations or guidelines as may be adopted from time to time by the members of the Company.

**ARTICLE IX
AMENDMENT TO ARTICLES OF ORGANIZATION**


Members may adopt, alter, amend or repeal any provision of these Articles of Organization upon the affirmative vote of a majority of all of the members of the Company which vote is taken at a duly called meeting of the members as such other matter in accordance with the Act or such other documents, rules, regulations or guidelines as may be adopted from time to time by the members of the Company.

IN WITNESS WHEREOF, the undersigned being the authorized representative of the initial members of the limited liability company hereby executes these Articles of Organization, this 6th day of June, 2003.

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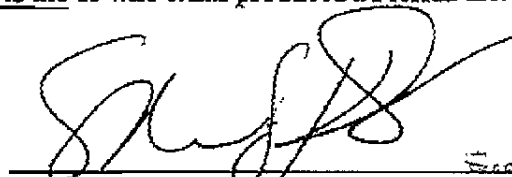

MICHAEL F. COIRO

STATE OF FLORIDA
COUNTY OF *West Palm Beach*)

The foregoing instrument was acknowledged before me this 6th day of June, 2003, by MICHAEL F. COIRO, who is personally known to me or who has produced a Florida driver's license as identification.



Marilyn Hernandez
My Commission DB030615
Expires June 03, 2005



Notary Public - State of Florida
My Commission Expires:
Commission Number:

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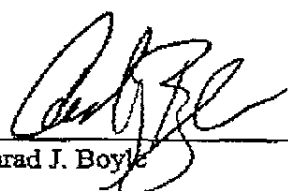
MOMBACH BOYLE HARDIN

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

DATED this 9 day of June, 2003.


Conrad J. Boyle

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