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(City/State/Zip/Phone #)

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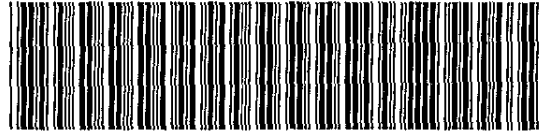
(Business Entity Name)

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BRYAN SEP 18 2003

LAW OFFICES OF
SCHOLL, TICKTIN & ASSOCIATES, P.A.
ATTORNEYS & COUNSELORS AT LAW
5295 TOWN CENTER ROAD • THIRD FLOOR • BOCA RATON, FLORIDA 33431
PHONE: (561) 750-4280 FAX: (561) 392-6877

HARVEY SCHOLL

OF COUNSEL
PETER TICKTIN
Danielle Brackett

September 11, 2003

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: JUPERIO REALTY, LLC

Gentlemen:

Enclosed please find original and one copy of the Articles of Organization for the above referenced limited liability company together with the required Filing & Registered Agent fees of \$125.00.

Sincerely,



HARVEY SCHOLL, ESQ.

HS/pbs

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

JUPERIO REALTY, LLC

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company


5295 Town Center Road - Third Floor
Boca Raton, FL 33486

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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


Harvey Scholl, Esq.
5295 Town Center Road - Third Floor
Boca Raton, Florida 33486

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..



Harvey Scholl, Esq., Registered Agent

IN WITNESS WHEREOF, I signed these Articles of Organization and acknowledge them to be my act this 11TH day of September, 2003.



Name of Member: Harvey Scholl, Esq.
Authorized Member Representative

(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.)

FILED
2003 SEP 12 PM 4:41
CLERK OF SUPERIOR COURT
ALACHUA COUNTY, FLORIDA