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SECRET
TALLAHASSEE, FLORIDA

03 OCT - 8 AM 10:39

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10/15/03
just

KOCHMAN & BRAUN PLC

Ronald S. Kochman
Also admitted in New York

Keith B. Braun
Also admitted in Michigan

Maura A. Ziska

Esperanté
222 Lakeview Avenue, Suite 950
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

October 6, 2003

Registration Section
Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: *225 Dunbar, LLC*

Dear Sir/Madam:

Enclosed, for filing, is an original and one (1) copy of the Articles of Organization and Certificate of Designation for 225 Dunbar, LLC together with a check in the amount of \$155.00, which sum represents the filing and certified copy fees.

If you have any questions, please call me.

Sincerely,

Maura Ziska

Maura A. Ziska

MAZ/dw
Enclosures
25501

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SEAL PART OF
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

225 DUNBAR, LLC

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, hereby forms a Limited Liability Company under the laws of the State of Florida.

ARTICLE I. NAME

The name of the Limited Liability Company shall be 225 DUNBAR, LLC.

ARTICLE II. ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is 320 Ridgeview Drive, Palm Beach, Florida, 33480.

The street address of the initial registered office of the corporation is c/o Kochman & Braun, PLC, 222 Lakeview Avenue, Suite 950, West Palm Beach, Florida 33401, and the name of the initial registered agent of the Limited Liability Company at that address is Maura A. Ziska, Esq.

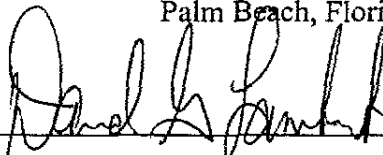
ARTICLE III. TERM OF EXISTENCE

This Limited Liability Company is to exist perpetually.

ARTICLE IV. MANAGEMENT

The Limited Liability Company is to be managed by the members and the name and address of the managing member is:

David Lambert
320 Ridgeview Drive
Palm Beach, Florida 33480



Signature of a member or authorized representative of a member.

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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 225 DUNBAR, LLC.
2. The name and address of the registered agent and office is:

Maura A. Ziska, Esq.
Kochman & Braun, PLC
222 Lakeview Avenue, Suite 950
West Palm Beach, FL 33401

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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, the undersigned hereby accepts the appointment as registered agent and agree to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

By: _____

Maura Ziska
Maura A. Ziska, Esq.

October 2, 2003