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LIMITED LIABILITY COMPANY

CABOT CLUB LLC

Certificate of Status	1
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02-01

**ARTICLES OF ORGANIZATION
OF
CABOT CLUB LLC**

**Article I
Name**

The name of the limited liability company shall be Cabot Club LLC.

**Article II
Principal Office**

The mailing and street address of the principal office of the limited liability company shall be William R. Boose, III, Boose Casey Ciklin Lubitz Martens McBane & O'Connell, 515 North Flagler Drive, Suite 1900, West Palm Beach, Florida 33401.

**Article III
Registered Agent**

The name of the registered agent shall be William R. Boose, III, and his street address is 515 North Flagler Drive, Suite 1900, West Palm Beach, Florida 33401.

Having been named to accept service of process for the above stated limited liability company, at the place designated in these Articles, 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 property 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.



William R. Boose, III

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Article IV
Management

This limited liability company shall be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the person who shall serve as such until the first annual meeting of members or until such person/successor is elected and qualified shall be as follows:

Harvey Geller, Manager

Vanguard Realty and Development Corp.
1601 Forum Place, Suite 603
West Palm Beach, FL 33401

Under penalty of perjury, I hereby state that the facts contained in these Articles of Organization are true to the best of my knowledge and belief.

IN WITNESS WHEREOF, the undersigned authorized agent has set his hand and seal in Palm Beach County, Florida, this 15th day of October 2003.



By: _____
William R. Boose, III, Authorized Agent

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STATE OF FLORIDA
SOLICITOR GENERAL

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