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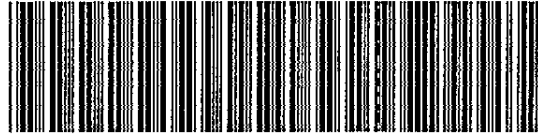
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LAW OFFICES OF JEFFREY B. KAHN, P.A.
WWW.KAHNTAXATTORNEY.COM

JEFFREY B. KAHN, LL.M.(TAX)
BOARD CERTIFIED TAX LAW
E-MAIL: JKAHN@ATTORNEY-CPA.COM

CORAL SPRINGS OFFICE:
3300 UNIVERSITY DRIVE, SUITE 711
CORAL SPRINGS, FLORIDA 33065
TELEPHONE: 954-757-6100 FACSIMILE: 954-757-6110

REPLY TO: CORAL SPRINGS

BOYNTON BEACH OFFICE:
2500 QUANTUM LAKES DRIVE, SUITE 203
BOYNTON BEACH, FLORIDA 33426
TELEPHONE: 561-853-2103 FACSIMILE: 561-853-2199

February 13, 2004

VIA FEDERAL EXPRESS

Florida Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: 602-26 OAKS, LLC

Dear Sir/Madam:

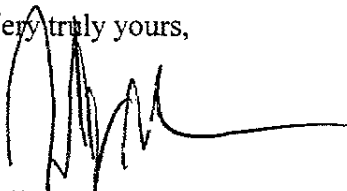
I am enclosing the Articles Of Organization for the above referenced limited liability company to be filed with the Department of State.

Also enclosed is a check made payable to the Department of State in the amount of \$155.00 covering the filing fees for the above and the cost of a certified copy of the Articles Of Organization.

Please return the certified copy and proof of filing to me at the address in Coral Springs indicated above.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Jeffrey B. Kahn

Encl.

**ARTICLES OF ORGANIZATION
OF
602-26 OAKS, LLC
a Florida Limited Liability Company**

**ARTICLE I
NAME**

The name of the limited liability company is:

602-26 OAKS, LLC

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the limited liability company is:

3860 N. Powerline Road, Suite 200
Pompano Beach, FL 33073

**ARTICLE III
DURATION**

The period of duration for the limited liability company shall begin on the date of filing these Articles of Organization with the Florida Secretary of State and shall have a perpetual existence and duration, until terminated in accordance with applicable law.

**ARTICLE IV
MEMBERS' RIGHTS TO CONTINUE BUSINESS**

The remaining members of the limited liability company may, pursuant to the vote of members possessing a majority of membership interests in the limited liability company, continue the business on 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 limited liability company.

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04 FEB 16 PM 6:00
STATE OF FLORIDA
TALLAHASSEE

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the limited liability company's initial registered agent are listed below:

Jeffrey B. Kahn
3300 University Drive, Suite 711
Coral Springs, Florida 33065

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 13th day of February, 2004.



Jeffrey B. Kahn

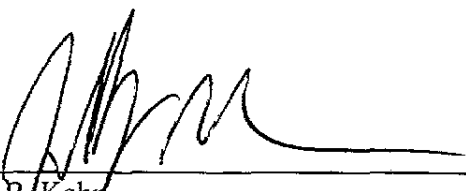
In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true.

**CERTIFICATE OF ACCEPTANCE BY
REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, the undersigned submits the following statement in accepting the designation as registered agent of **602-26 OAKS, LLC**, a Florida limited liability company (the "Company"), in the Company's Articles of Organization:

Having been named as registered agent and to accept service of process for the Company at the registered office designated in the Company's articles of organization, the undersigned accepts the appointment as registered agent and agrees 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 his duties, and the undersigned is familiar with and accepts the obligations of his position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 13th day of February, 2004.



Jeffrey B. Kahn