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Account Number : 110432003053  
Phone : (305) 672-0686  
Fax Number : (305) 672-9110

**LIMITED LIABILITY COMPANY****Xander Property Investments LLC**

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104-47709  
JR



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

June 24, 2004

CORPORATE CREATIONS INTERNATIONAL INC

SUBJECT: XANDER PROPERTY INVESTMENTS LLC  
REF: W04000024206

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Xander Property Investments LLC

### Article II. Address

The Company's street and mailing address is:  
Xander Property Investments LLC  
5104 Twin Creeks Drive  
Valrico FL 33594

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Douglas T. Marx, Esq.  
633 South Federal Highway  
Ft. Lauderdale FL 33301

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Douglas T. Marx | FL Bar Member  
Conrad & Scherer, LLP  
633 South Federal Highway  
Ft. Lauderdale FL 33301  
954-847-3371

6-22-04

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Article V. Management

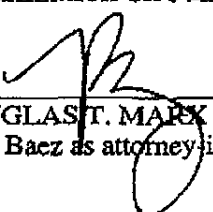
This will be a manager-managed company. The name and address of each manager is:

STEVEN LIPSON  
5104 Twin Creeks Drive Valrico FL 33594  
DONNA SEAVY LIPSON  
5104 Twin Creeks Drive Valrico FL 33594

Article VI. Company Existence

The Company's existence shall begin effective as of June 22, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on June 22, 2004.

  
\_\_\_\_\_  
DOUGLAS T. MARX  
by T. Bacz as attorney-in-fact

Douglas T. Marx 1 FL Bar Member  
Conrad & Scherer, LLP  
633 South Federal Highway  
Ft. Lauderdale FL 33301  
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## STATEMENT OF REGISTERED AGENT

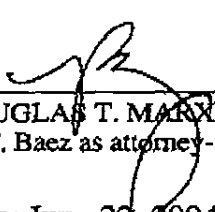
### LIMITED LIABILITY COMPANY:

Xander Property Investments LLC

### REGISTERED AGENT/OFFICE:

Douglas T. Marx, Esq.  
633 South Federal Highway  
Ft. Lauderdale FL 33301

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

  
\_\_\_\_\_  
DOUGLAS T. MARX, ESQ.  
by T. Baez as attorney-in-fact

Date: June 22, 2004

Douglas T. Marx | FL Bar Member  
Conrad & Scherer, LLP  
633 South Federal Highway  
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