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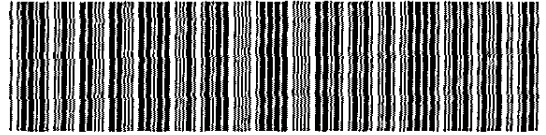
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BRYAN JUL 19 2004

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: JLM HIBISCUS APARTMENTS, LLC
(Name of Limited Liability Company)

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TALLAHASSEE, FLORIDA

The enclosed Articles of Organization and fec(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

CRAIG E. WEISSBERG, ESQ.
(Name of Person)

CRAIG E. WEISSBERG, P.A.
(Firm/Company)

9100 S. DADELAND BLVD, STE 1701
(Address)

MIAMI, FL 33156
(City/State and Zip Code)

For further information concerning this matter, please call:

CRAIG E. WEISSBERG at (305) 670-0666
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

**ARTICLES OF ORGANIZATION
OF
JLM HIBISCUS APARTMENTS, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be JLM HIBISCUS APARTMENTS, LLC (hereinafter the "Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company is:

**JLM Hibiscus Apartments, LLC
1759 N.E. 21st Street
Fort Lauderdale, Florida, 33305**

ARTICLE III -- DURATION

The Company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is dissolved earlier as provided in these articles of organization, any subsequent operating agreement between the members, or in the regulations.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

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

**Craig E. Weissberg, Esq.
Craig E. Weissberg, P.A.
9100 S. Dadeland Boulevard
Penthouse I - Suite 1701
Miami, Florida, 33156**

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ARTICLE V -- ADMISSION OF NEW MEMBERS

Except as set forth in the regulations or any subsequent operating agreement between the members, no additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

ARTICLE VI -- MANAGEMENT

The Company shall be managed by the members in accordance with any subsequent operating agreement between the members and/or regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization. The names and addresses of the members of the company are:

Mark E. Koenig
2412 Andros Lane
Fort Lauderdale, Florida 33312

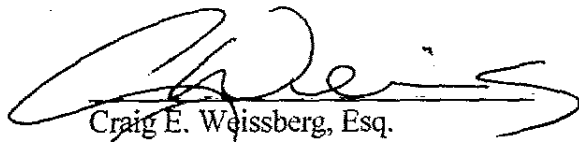
James R. Black
2412 Andros Lane
Fort Lauderdale, Florida 33312

Lance M. Koepnick
1759 N.E. 21st Street
Fort Lauderdale, Florida 33305

The initial managing member of the Company shall be:

Lance M. Koepnick
1759 N.E. 21st Street
Fort Lauderdale, Florida 33305

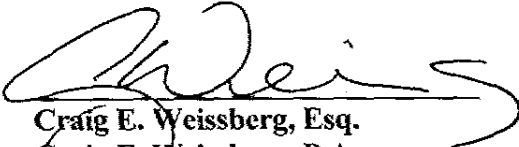
IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these articles of organization at Miami, Florida, on July 1, 2004.


Craig E. Weissberg, Esq.
Authorized Representative of Members of JLM Hibiscus Apartments, LLC

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REGISTERED AGENT ACCEPTANCE

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 of the Florida Statutes.



Craig E. Weissberg, Esq.
Craig E. Weissberg, P.A.

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