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LAW OFFICES OF KEITH A. SELDIN
PROFESSIONAL ASSOCIATION

KEITH A. SELDIN *

*Florida Supreme Court
Certified Civil Mediator

MAPLEWOOD PROFESSIONAL CENTER
1934 COMMERCE LANE, SUITE 2
JUPITER, FLORIDA 33458

E-MAIL: kseldin@bellsouth.net

Phone (561) 747-3000
Fax (561) 747-3040

September 9, 2004

Florida Department of State
DIVISION OF CORPORATIONS
P.O. Box 6327
Tallahassee, Florida 32314

Re: **B & J REAL ESTATE VENTURES, L.L.C.**

Dear Sir or Madam:

Enclosed please find an original and one (1) copy of the Articles of Organization of B & J REAL ESTATE VENTURES, L.L.C., a Florida Limited Liability Company.

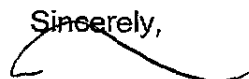
Upon your receipt of the enclosed Articles of Organization, I would request that you kindly file said Articles and form a Florida Limited Liability Company in the name of B & J REAL ESTATE VENTURES, L.L.C., and return a certified copy of the filed Articles of Organization to the undersigned at the above address indicated.

I am also enclosing my check, dated August 26, 2004, in the total amount of \$155.00, made payable to the Florida Department of State, representing your filing fee.

Should you have any questions concerning any of the enclosed, or require any further information or documentation, please do not hesitate to contact me.

Thank you for kind consideration of the above and enclosed.

Sincerely,



Keith A. Seldin

KAS/fc
Enclosures

**ARTICLES OF ORGANIZATION OF
B & J REAL ESTATE VENTURES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I – Name:

The name of the Limited Liability Company shall be: **B & J REAL ESTATE VENTURES, L.L.C.**

ARTICLE II – Period of Duration:

The period of duration of this Limited Liability Company shall be perpetual.

ARTICLE III – Address:

The mailing address and the street address of the principal office of the Limited Liability Company is: 1000 Moore Place S.W., Vienna, VA 22180

ARTICLE IV – Registered Agent, Registered Office and Registered Agent's Signature:

The name and Florida street address of the Limited Liability Company's registered agent is:

Keith A. Seldin, Esq.
1934 Commerce Lane, Suite 2
Jupiter, Florida 33458

Having been named a registered agent to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept 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, F.S.



Keith A. Seldin, Registered Agent

ARTICLE V – Management:

The Limited Liability Company shall be managed by one or more managers and is, therefore, a manager – managed company.

The names and addresses of the initial managers who shall serve until the first annual meeting of members, or until their successors are elected and qualify, are as follows:

1) Thad A. Biggers
1000 Moore Place, SW
Vienna, Virginia 22180

2) Aaron T. Johnson
178 Sorrelwood Lane
Chagrin Falls, OH 44022

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Article VI – Initial Members:

This Limited Liability Company shall initially have at least two (2) members. The names, addresses, the amount of cash contributions, a description and agreed value of the property other than cash contributed by the members, and the amount anticipated to be contributed by the members, is as follows:

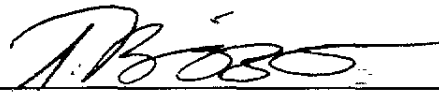
1. Thad A. Biggers
1000 Moore Place S.W.
Vienna, VA 22180

Initial Contribution (Cash and Services): \$500.00

2. Aaron T. Johnson
178 Sorrelwood Lane
Chagrin Falls, OH 44022

Initial Contribution (Cash and Services): \$500.00

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



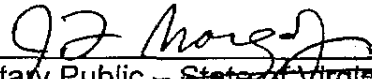
Signature of a member or an authorized representative of a member.

THAD A. BIGGERS

Typed or printed name of Signee

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me this 25th day of August, 2004, by THAD A. BIGGERS, who provided a Driver's License as identification and who did take an oath.


Notary Public – State of Virginia
My commission expires:

NOTARY PUBLIC AND CONSUL OF THE
UNITED STATES, 10 US 1044a
MY COMMISSION IS INDEFINITE

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