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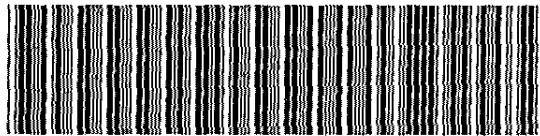
(Business Entity Name)

(Document Number)

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TALLAHASSEE, FLORIDA

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DATE: 09-15-04

NAME: FORBES REALTY GROUP, LLC

TYPE OF FILING: ARTICLES OF ORGANIZATION

COST: \$125 + \$30= \$155

RETURN:

ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE



ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida Limited Liability Company is:

Forbes Realty Group LLC

Article II. Address

The Company's street and mailing address is:

**20801 Biscayne Blvd.
Suite 403
Aventura, FL 33180**

Article III. Registered Agent

The name and Street Address of the Company's registered agent is:

**J. David Washington
Forbes Capital Group, Inc.
20801 Biscayne Blvd.
Suite 403
Aventura, FL 33180**

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.

**American Incorporators, Ltd.
1220 North Market Street, Suite 606
Wilmington, DE 19801
800-441-5940**

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TALLAHASSEE, FLORIDA

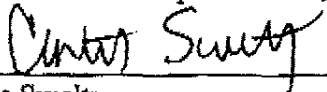
Article V. Management

This will be a member-managed company.

Article VI. Company Existence

The Company's existence shall begin effective as of the date of filing.

The undersigned authorized representative of a member executed these Articles of Organization on September 14, 2004.



Curtis Sweltz
Authorized Representative

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

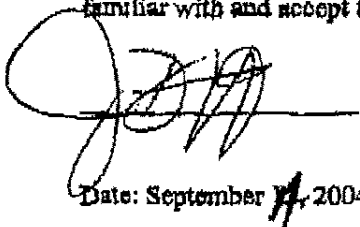
COMPANY

Forbes Realty Group LLC

REGISTERED AGENT/OFFICE

**J. David Washington
Forbes Capital Group, Inc.
20801 Biscayne Blvd.
Suite 403
Aventura, FL 33180**

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Certificate.
I agree to comply with the provisions for 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.



Date: September 14, 2004

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