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TALLAHASSEE, FLORIDA

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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 104640 4327968

AUTHORIZATION :

Patricia Pajaro

COST LIMIT : \$ 155.00

04 DEC 23 PM 3:33
TALLAHASSEE FLORIDA

ORDER DATE : December 23, 2004

ORDER TIME : 1:12 PM

ORDER NO. : 104640-005

CUSTOMER NO: 4327968

CUSTOMER: Ms. Stacy L. Geary
Raynor Law Firm, P.a.

14241 U.s. Hwy 1

Juno Beach, FL 33408

DOMESTIC FILING

NAME: VARA GROUP ISLAND WAY LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
VARA GROUP ISLAND WAY LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, as amended, hereby make, acknowledge and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is VARA GROUP ISLAND WAY LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company are 4521 PGA Boulevard, Suite 308, Palm Beach Gardens, FL 33418.

ARTICLE III - REGISTERED AGENT & REGISTERED OFFICE

The name and the Florida street address of the registered agent are Jeffrey S. Raynor, 14241 U.S. Highway One, Juno Beach, FL 33408-1405.

ARTICLE IV - MANAGER(S) OR MANAGING MEMBER(S)

The name and address of each Manager or Managing Member are as follows:

<u>Title</u>	<u>Name and Address</u>
"MGR" = Manager	
"MGRM" = Managing Member	
MGR	Dominic Vara 4521 PGA Boulevard, Suite 308 Palm Beach Gardens, FL 33418

These Articles of Organization have been executed by the undersigned member of the Company or the undersigned authorized representative of a member of the Company on December 23, 2004.

Jeffrey S. Raynor, Member or Authorized
Representative of a Member of the Company

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED AGENT AND REGISTERED OFFICE IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: VARA GROUP ISLAND WAY LLC.
2. The name and the Florida street address of the registered agent are:

Jeffrey S. Raynor

NAME

14241 U.S. Highway One

Florida street address (P.O. BOX NOT ACCEPTABLE)

Juno Beach FL 33408-1405

CITY, STATE AND ZIP

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 of registered agent as provided for in Chapter 608, Florida Statutes.


Registered Agent's Signature