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From:
Account Name : JAM MARK LIMITED
Account Number : 1200000000112
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LIMITED LIABILITY COMPANY
FLAGLER LANDING DEVELOPMENT COMPANY, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
FLAGLER LANDING DEVELOPMENT COMPANY, LLC**

2005 JAN 25 A 11: 25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being a duly authorized representative of the members, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is Flagler Landing Development Company, LLC (the "Company").

ARTICLE II

ADDRESS

The principal office address of the Company is:

70 SE 4th Avenue
Delray Beach, Florida 33483

The mailing address of the Company is:

701 Brickell Avenue
Suite 3000
Miami, Florida 33131

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 701 Brickell Ave., Suite 3000, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Intrastate Registered Agent Corporation as the Company's initial registered agent at that address to accept service of process within this state.

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ARTICLE IV

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of the 2005 Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement.

ARTICLE V

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VI

ADDITIONAL MEMBERS

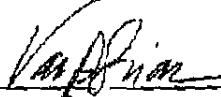
Additional Members may be admitted in the manner set forth in the Operating Agreement of the Company.

ARTICLE VII

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 24th day of January, 2005.



Vanessa P. Sciarra,
Duly Authorized Representative of the
Member

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TALLAHASSEE, FLORIDA

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ACCEPTANCE OF REGISTERED AGENT

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The undersigned agrees to act as registered agent for FLAGLER LANDING DEVELOPMENT COMPANY, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 24th day of January, 2005.

2005 JAN 25 A 11:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

INTRASTATE REGISTERED AGENT CORPORATION

By: Ronald Albert, Jr.
Ronald Albert, Jr., Vice President

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