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Florida Department of State  
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To: Division of Corporations  
Fax Number : (850) 205-0383

From: Account Name : HODGSON RUSS LLP  
Account Number : 072720000242  
Phone : (561) 394-0500  
Fax Number : (561) 394-3862

DIVISION OF CORPORATIONS

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RECEIVED

LIMITED LIABILITY COMPANY

Lot 16 Phipps LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION  
FOR  
LOT 16 PHIPPS LLC

ARTICLE I  
NAME

The name of the limited liability company is LOT 16 PHIPPS LLC (the "LLC").

ARTICLE II  
ADDRESS

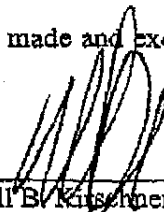
The mailing address and the street address of the principal office of the LLC is  
215 5<sup>th</sup> Street, West Palm Beach, Florida 33401.

ARTICLE III  
INITIAL REGISTERED AGENT

The name and street address of the initial registered agent of the LLC for service  
of process in the State of Florida are:

HRAWG CORP.  
1801 N. Military Trail, Suite 200  
Boca Raton, Florida 33431

IN WITNESS WHEREOF, the undersigned made and executed these Articles of  
Organization this 1<sup>st</sup> day of February, 2005.

  
\_\_\_\_\_  
Mitchell B. Kirschner, Esq.,  
Authorized Representative

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CERTIFICATE OF DESIGNATION  
OF REGISTERED AGENT/REGISTERED OFFICE


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

1. The name of the limited liability company is LOT 16 PHIPPS LLC.
2. The name and Florida street address of the registered agent and office are:

HRAWG CORP.  
1801 N. Military Trail, Suite 200  
Boca Raton, Florida 33431

*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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and it is familiar with and accept the obligations of its position as registered agent.*

HRAWG CORP.

By:   
Name: Mitchel B. Kirschner  
Title: Vice President

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