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Division of Corporations

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LIMITED LIABILITY COMPANY

Nice Property Transactions, LLC

Certificate of Status	1
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Page Count	02-3
Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION OF
NICE PROPERTY TRANSACTIONS, LLC**

The undersigned, for the purpose of forming a limited liability company for profit under the laws of the State of Florida, hereby makes, acknowledges, adopts and files the following Articles of Organization:

ARTICLE I – NAME

The name of the limited liability company shall be NICE PROPERTY TRANSACTIONS, LLC (the "Company").

ARTICLE II – ADDRESS

The principal office and mailing address of the Company shall be 4958 Wild Heron Way, Jacksonville, Florida 32225.

ARTICLE III – EFFECTIVE DATE; DURATION

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided by law or pursuant to the terms of the Company's Operating Agreement, if any.

ARTICLE IV – REGISTERED AGENT AND OFFICE

The name and street address of the registered agent of the Company in the State of Florida are Michael R. Freed, 76 S. Laura Street, Suite 1700, Jacksonville, Florida 32202.

ARTICLE V – PURPOSES

This Company is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States of America and the State of Florida.

ARTICLE VI – MANAGEMENT

The Company is to be managed by the Managers in accordance with the Company's Operating Agreement, if any. The name and street address of the Managers of the Company are:


Michael R. Freed, 76 S. Laura Street, Suite 1700, Jacksonville, Florida 32202

Zsolt B. Takacs, 4958 Wild Heron Way, Jacksonville, Florida 32225

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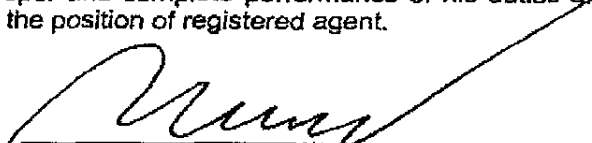
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IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization the 13th day of April, 2005.



Michael R. Freed
Member**ACCEPTANCE OF REGISTERED AGENT**

The undersigned, MICHAEL R. FREED, being the person named in the Articles of Organization of NICE PROPERTY TRANSACTIONS, LLC, as the registered agent of the Company, hereby consents to accept service of process for the Company at the place designated in the Articles of Organization, accepts the appointment as registered agent of the Company 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 his duties and is familiar with and accepts the obligations of the position of registered agent.



Michael R. Freed

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TALLAHASSEE, FLORIDA

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