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PAGE 01

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Page 1 of 1

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**LIMITED LIABILITY COMPANY**

**ROYAL PALM 31, LLC**

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ARTICLES OF ORGANIZATION  
OF  
ROYAL PALM 31, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability Company shall be Royal Palm 31, LLC ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company shall be 1515 South Federal Highway, #102, Boca Raton, Florida 33432.

ARTICLE III-- DURATION

The Company shall commence its existence upon filing. The Company's existence shall be fifty years.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Mark J. Lynn, Esquire, 2101 West Commercial Blvd., Suite 2800, Ft. Lauderdale, Florida 33309.

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 act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..

  
Mark J. Lynn, Esquire  
Registered Agent

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## ARTICLE V – ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

## ARTICLE VI – TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there is at least one remaining member.

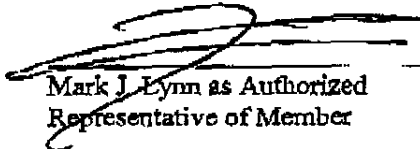
## ARTICLE VII – MANAGEMENT

The Company is to be managed by one or more managers and is, therefore, a manager-managed Company.

The Company shall be managed by the managers in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization. The names and addresses of the managers of the Company are:

NAME	ADDRESS
Royal Palm 31 Manager Corp., a Florida corporation	1515 South Federal Highway, #102, Boca Raton, Florida 33432

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization at Fort Lauderdale, Florida, on this 25<sup>th</sup> day of July, 2005.

  
Mark J. Lynn as Authorized  
Representative of Member

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