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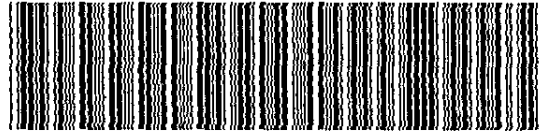
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch OCT 04 2005

THE BLEECKER LAW FIRM, P.A.

LORIN H. BLEECKER
LICENSED IN
DISTRICT OF COLUMBIA
MARYLAND

September 30, 2005

Registration Section
Division of Corporations
Florida Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: Articles of Organization for
Seldin Properties – Florida, L.L.C.

Ladies and Gentlemen:

Enclosed herewith for filing please find the original and one copy of the Articles of Organization for Seldin Properties – Florida, L.L.C. Additionally, I am enclosing this firm's check in the amount of \$160.00 to cover the costs of the filing fee, a Certificate of Status and a Certified copy of the enclosed Articles.

To the extent possible, please expedite the recordation of these Articles.

Should you have any questions or comments and need any additional information concerning this matter, please do not hesitate to contact me at the above address and telephone number.

Sincerely,

THE BLEECKER LAW FIRM, P.A.



Lorin H. Bleecker
Principal

Encls.

Cc: J. St. Germaine

LHB:me

ARTICLES OF ORGANIZATION
FOR
SELDIN PROPERTIES - FLORIDA, L.L.C.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE ONE

The name of the Limited Liability Company is:

Seldin Properties - Florida, L.L.C.

ARTICLE TWO

The principal office and mailing address of the Limited Liability Company is:

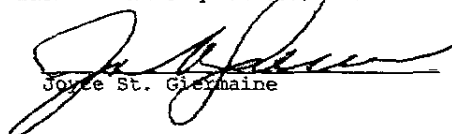
2400 Miguel Bay Drive
P.O. Box 130
Terra Ceia Island, Florida 34250-0130

ARTICLE THREE

The name and the Florida street address of the registered agent of the Limited Liability Company is:

Joyce St. Giermaine
2400 Miguel Bay Drive
PO Box 130
Terra Ceia Island, Florida 34250-0130

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 completed 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.


Joyce St. Giermaine

ARTICLE FOURTH

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

Timothy D. Seldin	2400 Miguel Bay Drive P.O. Box 130 Terra Ceira Island, Fla. 34250-0130
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Joyce St. Giermaine	2400 Miguel Bay Drive P.O. Box 130 Terra Ceira Island, Fla. 34250-0130
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ARTICLE FIFTH

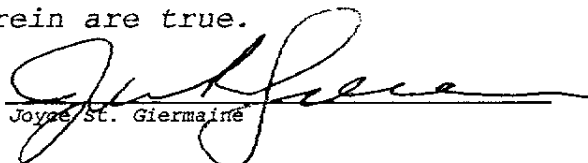
The effective date of the Limited Liability Company will be the date upon which these Articles of Organization are presented for filing. The term shall be perpetual.

IN WITNESS WHEREOF I have set my hand and seal as of this

21st day of September 2005.


Joyce St. Giermaine

In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.


Joyce St. Giermaine