

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000098097
FILED 8:00 AM
October 05, 2005
Sec. Of State
jsadler

Article I

The name of the Limited Liability Company is:

LOBED 110 OAK AVE, LLC.

Article II

The street address of the principal office of the Limited Liability Company is:

1402 ROYAL PALM BEACH BLVD
BLDG 700, SUITE 110
ROYAL PALM BEACH, FL. 33411

The mailing address of the Limited Liability Company is:

1402 ROYAL PALM BEACH BLVD
BLDG 700, SUITE 110
ROYAL PALM BEACH, FL. 33411

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

JEFFREY A SCHNEIDER
1402 ROYAL PALM BEACH BLVD
BLDG 700, SUITE 110
ROYAL PALM BEACH, FL. 33411

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 complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JEFFREY A, SCHNEIDER

Article V

The name and address of managing members/managers are:

Title: MGRM
SFS 1031 EXCHANGE SERVICES, LLC
1402 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL. 33411

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Article VI

The effective date for this Limited Liability Company shall be:

10/05/2005

Signature of member or an authorized representative of a member

Signature: JEFFREY SCHNEIDER