

Division of Corporations

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Florida Department of State
Division of Corporations
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY
UNIVERSITY PARKWAY OFFICES, LLC

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ARTICLES OF ORGANIZATION
OF
UNIVERSITY PARKWAY OFFICES, LLC

ARTICLE I

NAME

The name of this limited liability company shall be:

UNIVERSITY PARKWAY OFFICES, LLC

ARTICLE II

DURATION

The period of this limited liability company's duration shall be perpetual.

ARTICLE III

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this limited liability company shall be:

3111 University Drive, Suite 610
Coral Springs, Florida 33065

ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this limited liability company is 4901 NW 17th Way, Suite 504, Fort Lauderdale, Florida

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33309, and the initial registered agent of this limited liability company at that address is Peter M. Hodkin.

ARTICLE V

MANAGERS

This limited liability company shall be managed by Managers and shall have one Manager initially. The number of Managers may be increased or decreased from time to time but there shall never be less than one Manager. The name and address of the initial Managers of this limited liability company is:

RADS PROPERTIES, LLC

3111 University Drive, Suite 610
Coral Spring, FL 33065

JEG PROPERTIES LONGTERM
INVESTMENTS, LLC

6991 74th Street Circle East
Bradenton, Florida 34203

ARTICLE VI

CONTINUATION OF BUSINESS

The remaining members of the limited liability company may continue the business on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

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ARTICLE VII

ADDITIONAL MEMBERS

The members may admit additional members to the limited liability company from time to time and the terms and conditions of admitting additional membership are set forth in an agreement among the members on file at the limited liability company's principal office.

ARTICLE IX

INDEMNIFICATION

The limited liability company shall indemnify any Manager or former Manager, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 30th day of November, 2005.

RADS PROPERTIES, LLC

By: 

Print Name: Andrew Zuckerman

Title: President

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ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF
PROCESS FOR THE ABOVE STATED LIMITED LIABILITY
COMPANY, AT THE PLACE DESIGNATED IN ARTICLE IV OF
THESE ARTICLES OF ORGANIZATION, THE UNDERSIGNED IS
FAMILIAR WITH THE OBLIGATIONS OF THAT POSITION AND
HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER
AGREES TO COMPLY WITH THE COMPLETE DISCHARGE OF ITS
DUTIES.

DATED THIS 30th OF NOVEMBER, 2005.


PETER M. HODKIN

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

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TALLAHASSEE, FLORIDA

BEFORE ME, a Notary Public authorized in the county and state set
forth above, personally appeared Andrew Zuckerman as President of RADS
PROPERTIES, LLC known to me and known by me to be the person who,
as Member, executed the foregoing Articles of Organization of
UNIVERSITY PARKWAY OFFICES, LLC, and he acknowledged before

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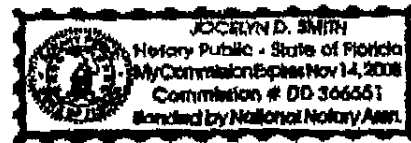
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me that he executed those Articles of Organization. He is personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid this 30th day of November, 2005.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



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