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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

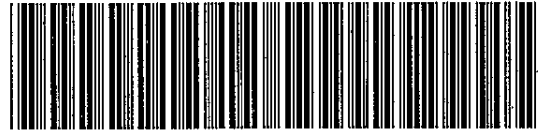
Certified Copies _____

Certificates of Status _____

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Jasen **GAVE**
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CORRECT *take out effective date*
DATE 1/24/06
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: IDEAL PROPERTIES REALTY, LLC
(Name of Resulting Florida Limited Company)

The enclosed Certificate of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 608.439, F.S.

Please return all correspondence concerning this matter to:

Jason C. Hill, Esq.

(Contact Person)

Arnstein & Lehr LLP

(Firm/Company)

515 N. Flagler Drive, Suite 600

(Address)

West Palm Beach, FL 33401

(City, State and Zip Code)

For further information concerning this matter, please call:

Jason C. Hill, Esq.

(Name of Contact Person)

at (561) 833-9800

(Area Code and Daytime Telephone Number)

Enclosed is a check for the following amount:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> \$150.00 Filing Fees
(\$25 for Conversion
& \$125 for Articles
of Organization) | <input checked="" type="checkbox"/> \$155.00 Filing Fees
and Certificate of
Status | <input type="checkbox"/> \$180.00 Filing Fees
and Certified Copy | <input type="checkbox"/> \$185.00 Filing Fees,
Certified Copy, and
Certificate of Status |
|---|--|---|--|

STREET ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Certificate of Conversion
For
"Other Business Entity"
Into
Florida Limited Liability Company

This Certificate of Conversion **and attached Articles of Organization** are submitted to convert the following **"Other Business Entity"** into a **Florida Limited Liability Company** in accordance with s.608.439, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

IDEAL PROPERTIES REALTY, INC. P05-37596

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a Corporation

(Enter entity type. Example: corporation, limited partnership, sole proprietorship, general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Florida

(Enter state, or if a non-U.S. entity, the name of the country)

on March 3, 2005

(Enter date "Other Business Entity" was first organized, formed or incorporated)

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

4. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

IDEAL PROPERTIES REALTY, LLC

(Enter Name of Florida Limited Liability Company)

5. If not effective on the date of filing, enter the effective date: _____
(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached Articles of Organization, if an effective date is listed therein.)

Signed this 11 day of January 20 06.

Signature of Authorized Person: _____

Printed Name: Scott Efron Title: Managing Member

Fees:

Certificate of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

IDEAL PROPERTIES REALTY, 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 OF CORPORATION

The name of the limited liability company shall be IDEAL PROPERTIES REALTY, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company shall be:

2424 N. Federal Highway, Suite 462,
Boca Raton, Florida 33431

ARTICLE III - REGISTERED OFFICE AND AGENT

The name and street address of the Registered Agent of the Company in the State of Florida is:

Steven L. Daniels, Esquire
Arnstein & Lehr LLP
2424 North Federal Highway, Suite 462
Boca Raton, FL 33431

ARTICLE IV - MANAGEMENT

The Company shall be managed by the Managing Member in accordance with the Operating Agreement adopted by the Members for the management of the business and affairs of the Company. The Operating Agreement may contain provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and address of the all Members including the Managing Member of the Company are:

Scott Efron
6075 Via Crystalle
Delray Beach, FL 33484

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TALLAHASSEE, FLORIDA

IN WITNESS OF THE FOREGOING, I have hereunto set my hand and seal, this
____ day of January, 2006.


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

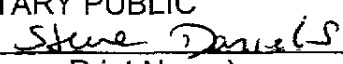


Scott Efron

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day personally came and appeared before me, ^{this 11th day of January 2006}
the undersigned authority, Scott Efron, to me well known and known to me to be the
person named in and who acknowledged to me that he executed the foregoing Articles
of Organization as a free and voluntary act and deed and for the uses and purposes
therein set forth and expressed.



NOTARY PUBLIC


(Type or Print Name)
State of Florida at Large

My Commission expires:
Commission Number:



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TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

That IDEAL PROPERTIES REALTY, LLC, desiring to organize under the laws of the State of Florida, with its principal office in the County of Palm Beach, State of Florida, has named Steven L. Daniels who is located at 2424 N. Federal Highway, Suite 462, Boca Raton, Florida 33431, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated incorporation, at the place designated in this certificate, the undersigned agrees to act in this capacity, is familiar with and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

By: 
Steven L. Daniels

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