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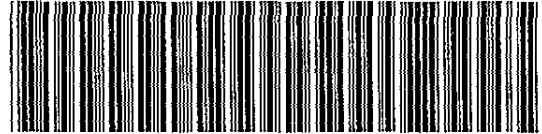
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M. HODGES

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January 20, 2006

Corporate Filings
Division of Corporations
Department of State
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Austin 1, LLC.

Ladies & Gentlemen:

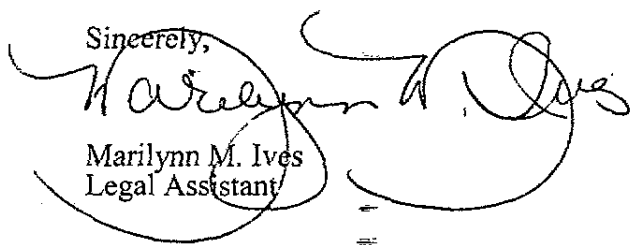
Enclosed herewith are one executed original of the Articles of Organization including Resident Agent form for the captioned limited liability company.

Also enclosed herewith is a check to the order of the Secretary of State in the amount of \$160.00 to cover the filing fees, Certificate of status and certified copy.

Kindly process the enclosures and return the certified copy of the Articles of Organization at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,


Marilynn M. Ives
Legal Assistant

ARTICLES OF ORGANIZATION
OF
AUSTIN 1, LLC

ARTICLE I

Name

The name of the Limited Liability Company (the "Company") is AUSTIN 1, LLC.

ARTICLE II

Address


The mailing address and the street address of the principal office of the Company is 4115 NW 58th Lane, Boca Raton, Florida 33496.

ARTICLE III

Registered Agent, Registered Office and Registered Agent's Signature

The name and the Florida street address of the Registered Agent are Gary Walk, Esq., c/o Boose Casey Ciklin Lubitz Martens McBane & O'Connell, 515 N. Flagler Drive, 18th Floor, West Palm Beach, Florida 33401.

Having been named as registered agent and to accept service of process for the Company at the place designated in this Certificate, I 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 as provided for in Chapter 608, Florida Statutes.



Gary Walk

Registered Agent's Signature

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ARTICLE IV

Managers or Managing Members

The Limited Liability Company is to be managed by the members and is, therefore, a member managed Company.

Title


Name and Address

Managing Member

Craig Stern
4115 NW 58th Lane
Boca Raton, Florida 33496

IN WITNESS WHEREOF, the parties have entered into, executed and made these Articles of Organization as of this 20th day of January, 2006.

(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.)



Signature of member or authorized representative
Of a member

Gary Walk

Typed or printed name of signee