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Account Name : BOOSE, CASEY, CIKLIN, ET AL
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FLORIDA/FOREIGN LIMITED LIABILITY CO.**JI PROJECT, LLC**

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ARTICLES OF ORGANIZATION OF JI PROJECT, LLC

Article I Name

The name of the limited liability company shall be JI Project, LLC.

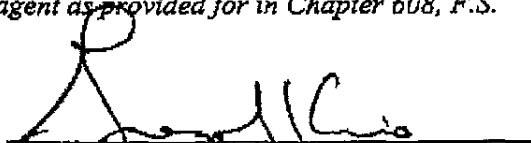
Article II Principal Office

The mailing and street address of the principal office of the limited liability company shall be Palladium Group, 180 Royal Palm Way, 3rd Floor, Palm Beach, Florida 33480.

Article III Registered Agent

The name of the registered agent shall be Gregory S. Kino, 515 N. Flagler Drive, 17th Floor, West Palm Beach, Florida 33401.

Having been named to accept service of process for the above stated limited liability company, at the place designated in these Articles, 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 property 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, F.S.


Gregory S. Kino

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE IV
PURPOSE

The Company's business and purpose shall consist solely of the following:

(i) To engage in the investment of real estate and real estate mortgage loans, pursuant to and in accordance with these Articles of Organization and the Company's Operating Agreement; and

(ii) to engage in such other lawful activities permitted to limited liability companies by the applicable laws and statutes for such entities of the State of Florida as are incidental, necessary or appropriate to the foregoing.

Article V
Management

This limited liability company shall be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the person who shall serve as such until the first annual meeting of members or until such person/successor is elected and qualified shall be as follows:

Peter D. Burt – Member/Manager
Carolyn Callahan – Member/Manager
Peter J. Callahan Irrevocable Trust dated 12/10/99 - Member
Patricia Callahan Burt – Member
Lenora Callahan – Member

Under penalty of perjury, I hereby state that the facts contained in these Articles of Organization are true to the best of my knowledge and belief.

IN WITNESS WHEREOF, the undersigned authorized agent has set his hand and seal in Palm Beach County, Florida, this 22 day of March 2006.

By: 
Gregory S. Kino, Authorized Agent

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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