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Moyle, Flanigan, Katz,
Raymond & Sheehan, P.A.

625 NORTH FLAGLER DRIVE, 9TH FLOOR
WEST PALM BEACH, FLORIDA 33401-4025

(City/State/Zip/Phone #)

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B. McKnight MAY 17 2006

**ARTICLES OF ORGANIZATION
OF
OAKLAND PARK INVESTMENT, LLC**

The undersigned hereby forms and establishes a limited liability company under the laws of the State of Florida.

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DIVISION OF REVENUE
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**ARTICLE I
NAME**

The name of this limited liability company is OAKLAND PARK INVESTMENT, LLC ("Company").

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal place of business of the Company is 630 Golden Harbor Drive, Boca Raton, FL 33432. The Company may at its discretion, at any time, change the address of its principal place of business.

**ARTICLE III
REGISTERED AGENT**

The name and street address of the initial registered agent of this Company is Paul A. Krasker, 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida, 33401.

**ARTICLE IV
MANAGEMENT**

The management of this Company shall be vested in a manager. The name and mailing address of the manager ("Manager") is as follows: Mark Rodberg, whose address is 630 Golden Harbor Drive, Boca Raton, FL 33432.

**ARTICLE V
SINGLE PURPOSE**

The single and sole purpose of the Company is to acquire, develop, lease, sell and/or mortgage the property located on the northwest corner of Southern Boulevard and Olive Avenue in West Palm Beach, Florida. The Company shall not participate in any other business activity or investments without the written consent of the Manager and a majority of its members.

**ARTICLE VI
OPERATING AGREEMENT**

The power to adapt, alter, amend or repeal the Operating Agreement of the Company shall be vested in and require the consent of the Manager and a majority vote of its members.

**ARTICLE VII
NO FURTHER DEBTS**

Except as otherwise provided by these Articles, no debt shall be contracted nor liability incurred by or on behalf of this Company except by the Manager in his sole discretion.

**ARTICLE VIII
CONTINUED EXISTENCE**

The business of this Company shall not be dissolved on the death, retirement, resignation, expulsion, bankruptcy or dissolution of the Manager or a member or the occurrence of any other event which terminates the continued membership of a member in this Company, unless the Manager and the remaining members consent to such a termination of the business of the Company within ninety days of the occurrence of any event which would terminate the existence of this Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4th day of May, 2006.

PK

Paul A. Krasker, an Authorized Representative

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 4th day of May, 2006, by Paul A. Krasker, as the authorized representative of the members, who is personally known to me, **OR** has produced _____ as identification.



Notary

Name: Tracy Longo

Notary Public Serial (Commission) Number
(If any) _____

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 of registered agent for Oakland Park Investment, LLC as provided for in Chapter 608, F.S



Paul A. Krasker, Registered Agent

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STATE OF FLORIDA