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FLORIDA/FOREIGN LIMITED LIABILITY CO.**Mogel Condo LLC**

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**ARTICLES OF ORGANIZATION
OF
MOGELL CONDO LLC**

These Articles of Organization have been duly executed and are being filed by the undersigned, as the initial member, to form a limited liability company under the Florida Limited Liability Company Act, as amended (*Florida Statutes*, Sections 608.401, *et seq.*).

ARTICLE I - NAME

The name of the limited liability company (the "LLC") is:

MOGELL CONDO LLC

**ARTICLE II - MAILING AND STREET ADDRESS
OF THE PRINCIPAL OFFICE OF THE LLC**

The mailing and street address of the principal office of the LLC is:

3160 Canterbury Drive
Boca Raton, FL 33434

**ARTICLE III - NAME AND STREET ADDRESS
OF INITIAL REGISTERED AGENT**

The name and street address of the initial registered agent of the LLC for service of process in the State of Florida is:

Kenneth A. Mogell
3160 Canterbury Drive
Boca Raton, FL 33434

ARTICLE IV - MANAGEMENT

The LLC is to be a member-managed company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 8th day of June, 2006.



Kenneth A. Mogell, Member

STATEMENT OF REGISTERED AGENT

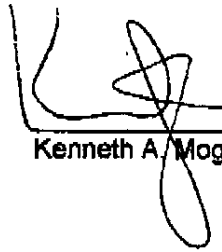
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The undersigned hereby accepts his appointment as the registered agent for Riverside Financial Research LLC in the State of Florida. The undersigned is familiar with, and accepts, the obligations of registered agent in the State of Florida as provided in Florida Statutes, Chapter 608.

Dated: June 8, 2006.



Kenneth A. Mogell, as Registered Agent

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