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To:

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Fax Number : (850) 205-0383

From:

Account Name : Kirk Friedland
Account Number : I20030000085
Phone : (561) 655-8200
Fax Number : (561) 655-1389

FLORIDA/FOREIGN LIMITED LIABILITY CO.

1280 North Congress, LLC

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TALLAHASSEE, FLORIDA



June 27, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

KIRK FRIEDLAND

SUBJECT: 1280 NORTH CONGRESS, LLC
REF: W06000028952

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Limited liability companies are either member-managed or manager-managed - not both. Member-managed companies are managed by the members of the limited liability company. Manager-managed companies are managed by non-members. Please amend your document to reflect either the limited liability company is member-managed or manager-managed. If the limited liability company is member-managed, list the names and addresses of the members who will manage the company and identify them solely as managing members. If the limited liability company is manager-managed, list the names and addresses of the non-members who will manage the company and identify them solely as managers. You cannot list both managers and managing members.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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Agnes Lunt
Document Specialist

FAX Aud. #: H06000166781
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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
1280 North Congress, LLC**

ARTICLE I - NAME

The name of the limited liability company is "1280 N. Congress, LLC".

ARTICLE II - PURPOSE

The business to be carried on is investment in real and personal property.

ARTICLE III - DURATION

The limited liability company shall exist from the date of the filing of the Articles of Organization with the Department of State until the limited liability company is dissolved in accordance with its Operating Agreement.

ARTICLE IV - PRINCIPAL OFFICE

The mailing address and street address of the principal office of the limited liability company is:

**1201 Belvedere Road
West Palm Beach, FL 33405**

ARTICLE V - REGISTERED AGENT

The name and address of the initial registered agent of the limited liability company is:

**Kirk Friedland
505 South Flagler Drive, Suite 1330
West Palm Beach, FL 33401**

ARTICLE VI - MANAGEMENT

The limited liability company shall be managed by one or more managers that shall be appointed by the members of the limited liability company as provided in its Operating Agreement. The following are the names and addresses of the initial Managing Members of the limited liability company:

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INITIAL MANAGING MEMBERS:

**Andre Rayman
8744 SE Fairwinds Way
Hobe Sound, FL 33445**

**Keith Jackson
14887 Horseshoe Trace
Wellington, FL 33414-8081**

**Lisa Tropepe
121 Claremont Lane
Palm Beach Shores, FL 33404**

**Warren Newell
611 NW 25th Avenue
Boynton Beach, FL 33426**

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KIRK FRIEDLAND

561 655 1389

06/27/06 11:06am P. 006

KIRK FRIEDLAND

561 655 1389

06/22/06 11:53am P. 006

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA


Andre Rayman

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of June, 2006,
by Andre Rayman , who is known personally to me or who has produced his driver's
license as identification.


Notary Public
My Commission expires:



CHRISTINE SORENSON
MY COMMISSION # DD 501591
EXPIRES: August 12, 2006
Bonded Thru Budget Notary Services


Keith Jackson

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of June, 2006,
by Keith Jackson, who is known personally to me or who has produced his driver's
license as identification.


Notary Public
My Commission expires:



CHRISTINE SORENSON
MY COMMISSION # DD 501591
EXPIRES: August 12, 2006
Bonded Thru Budget Notary Services

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KIRK FRIEDLAND

561 655 1989

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KIRK FRIEDLAND

561 655 1989

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TALLAHASSEE, FLORIDA

Lisa Tropepe

Lisa Tropepe

STATE OF FLORIDA)
 :
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of June, 2006, by Lisa Tropepe, who is known personally to me or who has produced her driver's license as identification.

Christine Sorenson

Notary Public
My Commission expires:



Warren Newell

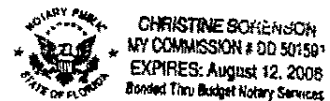
Warren Newell

STATE OF FLORIDA)
 :
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 day of June, 2006, by Warren Newell, who is known personally to me or who has produced his driver's license as identification.

Christine Sorenson

Notary Public
My Commission expires:



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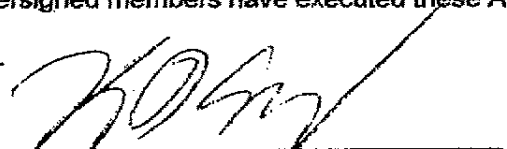
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**K. Daniel Shalloway
121 Claremont Lane
Palm Beach Shores, FL 33404**

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

IN WITNESS WHEREOF, the undersigned members have executed these Articles of Organization this 21 day of June, 2006.



K. Daniel Shalloway

STATE OF FLORIDA)
 :
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of June, 2006, by K. Daniel Shalloway, who is known personally to me or who has produced his driver's license as identification.



Notary Public
My Commission expires:



CHRISTINE SORENSON
MY COMMISSION # DD 501581
EXPIRES: August 12, 2008
Bonded Thru Budget Notary Services

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