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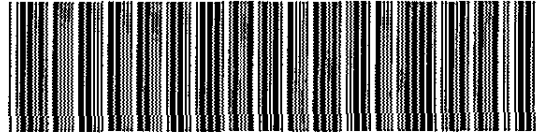
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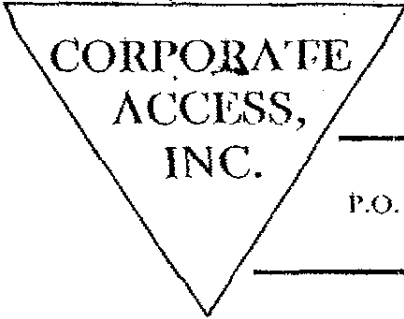


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1. Piancone Florida Realty, LLC  
(CORPORATE NAME AND DOCUMENT #)
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
4. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
5. \_\_\_\_\_  
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6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

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ARTICLES OF ORGANIZATION  
OF  
PIANCONE FLORIDA REALTY, LLC

a Florida Limited Liability Company

The undersigned individual, being either a member or the authorized representative of a member, hereby presents these Articles of Organization to the Secretary of State of the State of Florida for the formation of a Limited Liability Company under the laws of the State of Florida.

ARTICLE I

The name of the Limited Liability Company is: PIANCONE FLORIDA REALTY, LLC

ARTICLE II

This Limited Liability Company is to exist in perpetuity. The existence of this Limited Liability Company shall commence on the date these Articles are filed with the Secretary of State of the State of Florida.

ARTICLE III

The name of the initial registered agent and the street address of the initial registered office are as follows:

<u>Registered Agent</u>	<u>Address of Registered Office</u>
BERNARD DANE STEIN	200 SOUTH BISCAYNE BLVD., SUITE 3000 MIAMI, FLORIDA 33131

ARTICLE IV

The mailing address and the street address of the principal office of this Limited Liability Company are both:

PERSONAL AND CONFIDENTIAL  
LOUIS G. PIANCONE  
ONE ROMA BOULEVARD  
PISCATAWAY, NEW JERSEY 08854

IN WITNESS WHEREOF, each individual has hereunto executed these Articles of Organization this 26th day of July, 2006.



BERNARD DANE STEIN, AUTHORIZED REPRESENTATIVE

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED LIMITED LIABILITY COMPANY, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF HIS DUTIES.



BERNARD DANE STEIN, Date