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FLORIDA/FOREIGN LIMITED LIABILITY CO.

A.G. ROYCE PROPERTY MANAGEMENT, LLC

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**ARTICLES OF ORGANIZATION
OF
A.G. ROYCE PROPERTY MANAGEMENT, LLC**

ARTICLE I - NAME

The name of the Limited Liability Company is A.G. ROYCE PROPERTY MANAGEMENT, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address is Post Office Box 100527, Fort Lauderdale, Florida 33310, and the street address of the principal office of the Company is 4208 N 31ST Avenue, Suite 3, Hollywood, Florida 33021.


ARTICLE III - REGISTERED AGENT AND OFFICE

The street address of the Company's initial registered office is c/o Moskowitz, Mandell, Salim & Simowitz, P.A., 800 Corporate Drive, Suite 500, Ft. Lauderdale, FL 33334, and the name of its initial registered agent at such office is Craig J. Mandell, Esq.

ARTICLE IV - MANAGEMENT

The Company is to be managed by one or more managers and is therefore a manager-managed company.

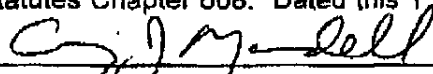
In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. Dated this 1st day of September, 2006.



Craig J. Mandell
Authorized Representative

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Florida Statutes Chapter 808. Dated this 1st day of September, 2006.



CRAIG J. MANDELL, Registered Agent

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