

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L07000087705
FILED 8:00 AM
August 27, 2007
Sec. Of State
Isellers

Article I

The name of the Limited Liability Company is:
14951 ROYAL OAK LANE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
681 ENCINITAS BOULEVARD
SUITE 403
ENCINITAS, CA. US 92024

The mailing address of the Limited Liability Company is:
681 ENCINITAS BOULEVARD
SUITE 403
ENCINITAS, CA. US 92024

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
MITCHELL T MCRAE ESQ.
6274 LINTON BOULEVARD
100
DELRAY BEACH, FL. 33484

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 as registered agent.

Registered Agent Signature: MITCHELL T. MCRAE

Article V

The name and address of managing members/managers are:

Title: MGRM
1031 FUNDING AND REVERSE CORP.
681 ENCINITAS BOULEVARD, SUITE 403
ENCINITAS, CA. 92024 US

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Article VI

The effective date for this Limited Liability Company shall be:

08/24/2007

Signature of member or an authorized representative of a member

Signature: DAVID GREENBERGER