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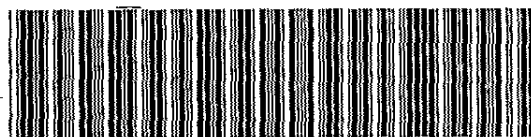
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Company TAPLIN & ASSOCIATES

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or Internal Billing Reference

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**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED
LIABILITY COMPANY**

ARTICLE I-NAME

The name of the Limited Liability Company is: SCOTT AVENUE
PROPERTIES II LLC

ARTICLE II-ADDRESS

The mailing address and the street address of the principal office of the
Limited Liability Company is: 328 EAST SHADYSIDE CIRCLE WEST
PALM BEACH FL 33409

**ARTICLE III-REGISTERED AGENT, REGISTERED OFFICE &
REGISTERED AGENT'S SIGNATURE:**

The name and street address of the registered agent are:

Gerald S. Leshner Esq.
1555 Palm Beach Lakes Blvd Suite 1510
West Palm Beach Florida 33401

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, I
AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED
AGENT AS PROVIDED FOR IN CHAPTER 608, FLORIDA STATUTES.


REGISTERED AGENT'S NAME

ARTICLE IV-MANAGEMENT THE Limited Liability Company is to be a
member-managed company, and the Member is Salvatore Joseph
Valenziano as Trustee of the Salvatore Joseph Valenziano Revocable Trust.
Dated January 18, 1990.

(IN ACCORDANCE WITH SECTION 608.408(3), FLORIDA STATUTES, THE EXECUTION OF THIS
DOCUMENT CONSTITUTES AN AFFIRMATION UNDER PENALTY OF PERJURY THAT THE
FACTS STATED HEREIN ARE TRUE)


TYPE OR PRINTED NAME

Gerald S. Leshner

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