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To:

Division of Corporations
Fax Number : (950) 617-6383

From:

Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850) 521-1000
Fax Number : (850) 558-1575

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

ONE ROYAL PALM PARTNERS, LLC

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

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - Name

The name of the Limited Liability Company is: ONE ROYAL PALM PARTNERS, LLC

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

1877 South Federal Highway, Suite 302
Boca Raton FL 33432

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature

PHILIP J. FELDMAN, Esq.
Feldman & Getz, LLP
1877 South Federal Highway, Suite 302
Boca Raton FL 33432

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 as provided for in Chapter 608, F.S.



PHILIP J. FELDMAN, Registered Agent

ARTICLE IV- Manager(s) or Managing Member(s)

The name and address of each Manager or Managing Member is as follows:

ONE ROYAL PALM ASSOCIATES, INC., a Florida corporation
1877 South Federal Highway, Suite 302
Boca Raton FL 33432

ARTICLE V - Purpose

The purpose for which this Company is organized is limited solely to (A) owning, holding, selling, leasing, transferring, exchanging, operating and managing the premises located at 1877 South Federal Highway, Boca Raton, Florida 33432 (the "Project"), (B) entering into a Note and Mortgage Assumption Agreement (the "Assumption Agreement") with WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-LDP6 (the "Trust," together with its successors and/or assigns, "Lender"), (C) refinancing the premises

located at 1877 South Federal Highway, Boca Raton, Florida 33432 ("Project") in connection with a permitted repayment of that certain loan in the original principal sum of \$5,715,000.00 (the "Loan") currently held by the Trust, and (D) transacting any and all lawful business for which a limited liability company may be organized under Florida state law that is incident, necessary and appropriate to accomplish the foregoing.

* * *

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.

THESE ARTICLES OF ORGANIZATION are executed this 6th day of October, 2008, by its Managing Member.

ONE ROYAL PALM ASSOCIATES, INC., a
Florida corporation

By: 

PHILIP J. FELDMAN, President

[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

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TALLAHASSEE, FLORIDA

By: 
HOWARD ELIAS, Secretary

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