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(Requestor's Name)

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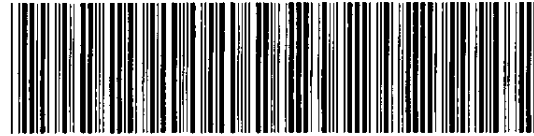
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B. KOHR

NOV 25 2009

EXAMINER



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 199300 7108498

AUTHORIZATION :

[Signature]

COST LIMIT : \$ 155.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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ORDER DATE : November 25, 2009

ORDER TIME : 10:21 AM

ORDER NO. : 199300-005

CUSTOMER NO: 7108498

DOMESTIC FILING

NAME: JUPITER BEACH HOUSE, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION

FOR

JUPITER BEACH HOUSE, LLC

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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The undersigned person, acting as the organizer of a limited liability company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608), hereby adopts the following Articles of Organization:

1. **Name.** The name of this limited liability company is "JUPITER BEACH HOUSE, LLC" ("Company").
2. **Duration.** The Company's period of duration shall be perpetual from the date of the filing of these Articles of Organization with the Florida Secretary of State, unless sooner dissolved by the members or as provided by statute.
3. **Purpose.** The Company is organized to conduct all lawful purposes allowed under the Florida Limited Liability Company Act.
4. **Principal Place of Business.** The mailing and street address of its initial principal place of business is:

1172 South Dixie Highway
Suite 413
Coral Gables, FL 33146-2918

5. **Registered Agent and Office.** The name and address of its registered agent, whose "Consent to Appointment as Registered Agent" is included with these Articles, is:

RICHARD J. ALAN CAHAN, ESQ.
C/O BECKER & POLIAKOFF, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

The address of its registered office is:

RICHARD J. ALAN CAHAN, ESQ.
C/O BECKER & POLIAKOFF, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

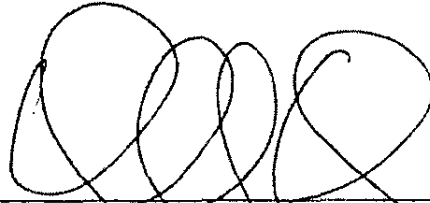
6. **Capitalization.** The capital contribution of its single member has a value of \$1,000.00.

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7. **Additional Capital Contributions of Members.** Additional capital contributions may be contributed only upon the unanimous vote of the members, and no additional capital contribution will ever be required at the request of non-member third parties.
8. **Admission of Additional Members.** Additional members may be admitted only upon such terms as are unanimously agreed to by all members pursuant to the applicable provisions in the Operating Agreement.
9. **Continuity.** The members have the right to continue the business of the Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or occurrence of any other event which terminates the continued membership of a member in the Company. Continuation may occur only pursuant to the terms of the Operating Agreement and with the unanimous vote of the members.
10. **Management.** The business of the Company shall be managed by one or more managers and is, therefore, a manager-managed company. The names and mailing addresses of the initial Managers of the Company are:
11. **Initial Members.** The name and address of the initial single member of the Company is as follows:

Russell A. Oasis
1172 South Dixie Highway
Suite 413
Coral Gables, FL 33146-2918

Vineyard Realty Holdings, LLC, a
Nevis Limited Liability Company
c/o IFM Trust Limited
Charter Place
23/27 Seaton Place
St Helier
Jersey, 1 1JY

Dated this 25TH of November, 2009.



RICHARD J. ALAN CAHAN
as an authorized Representative
of the single members

State of Florida)
) ss
County of Miami-Dade)

The foregoing Articles of Organization were acknowledged before me this 25th day of November, 2009, by **RICHARD J. ALAN CAHAN**, as an authorized Representative of the single member, who is personally known to me.



Notary Public
Name of Notary: **SONIA HARRIS**
My Commission expires: _____



SONIA HARRIS
MY COMMISSION # DD 794894
EXPIRES: October 5, 2012
Bonded Thru Budget Notary Services

Consent to Appointment as Registered Agent

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, 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.



RICHARD J. ALAN CAHAN
as Registered Agent

ACTIVE: 2812895_1