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Florida Department of State
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**FLORIDA LIMITED LIABILITY CO.
ICAP MURPHY MIAMI, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
iCAP MURPHY MIAMI, LLC**

ARTICLE I - NAME

The name of this limited liability company is iCAP MURPHY MIAMI, LLC (the "Company").

ARTICLE II - PRINCIPAL OFFICE

The mailing address and street address of the principal office of the Company is 1065 W. Morse Boulevard, Suite 201, Winter Park, Florida 32789.

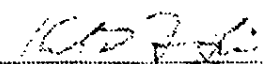
ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 1065 W. Morse Boulevard, Suite 201, Winter Park, Florida 32789, and the name of the initial registered agent of the Company at that address is Karl D. Francetic.

ARTICLE IV - MANAGEMENT

The Company is a manager-managed limited liability company and the initial manager is Realty Investor Capital, LLC, a Florida limited liability company.

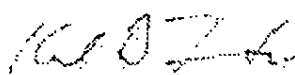
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Karl D. Francetic, Authorized Representative

ACCEPTANCE OF 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 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 605, Florida Statutes.



Karl D. Francetic