

L98000002742



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 031536 4130B

AUTHORIZATION :

Patricia Pigute

COST LIMIT : \$ ~~320.00~~ 495.00
285.00 PLUS 4 X ~~8.75~~ 52.50

ORDER DATE : November 13, 1998

ORDER TIME : 3:30 PM

ORDER NO. : 031536-005

400002687614--0

CUSTOMER NO. : 4130B

CUSTOMER: Ruby Lockwood, Legal Assistant
NAN B. BOLZ, P.A.
NAN B. BOLZ, P.A.
5 Harvard Circle, Suite 100

West Palm Beach, FL 33409

DOMESTIC FILING

NAME: STRAUSS REALTY INVESTMENTS,
L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED LIABILITY COMPANY

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX 4 CERTIFIED COPIES---
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janice Vanderslice

EXAMINER'S INITIALS:

00789-02746-02747-00671
W98-25730

RECEIVED
98 NOV 13 PM 4:12
DIVISION OF CORPORATION

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SECRETARY OF STATE
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98 NOV 13 AM 11:00

Name	<i>[Signature]</i>
Availability	<i>[Signature]</i>
Document	<i>[Signature]</i>
Examiner	<i>[Signature]</i>
Updater	<i>[Signature]</i>
Updater	<i>[Signature]</i>
Verifier	<i>[Signature]</i>
Acknowledgement	<i>[Signature]</i>
W. P. Verifier	<i>[Signature]</i>



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

November 16, 1998

CSC CORPORATION COMPANY

RESUBMIT

Please give original
submission date as file date.

SUBJECT: STRAUSS REALTY INVESTMENTS, L.L.C.
Ref. Number: W98000025730

We have received your document for STRAUSS REALTY INVESTMENTS, L.L.C. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 608.407(1)(e), Florida Statutes, requires the articles of organization to set forth the right, if given, of the members to admit additional members and the terms and conditions of the admissions. Reference to the operating agreement is not sufficient.

Section 608.407(1)(f), Florida Statutes, requires the articles of organization to set forth the right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company. Reference to the operating agreement is not sufficient.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6967.

Michelle Hodges
Document Specialist

Letter Number: 698A00055016

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**ARTICLES OF ORGANIZATION OF
STRAUSS REALTY INVESTMENTS, L. L. C.**

ARTICLE I - Name:

The name of the Limited Liability Company is:
STRAUSS REALTY INVESTMENTS, L. L. C.

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:
3299 St. Annes Drive
Boca Raton, Florida 33496

ARTICLE III - Duration:

The period of duration for the Limited Liability Company shall be: perpetual

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the member and name and address of the managing member is: David N. Strauss, 3299 St. Annes Drive, Boca Raton, FL 33496.

ARTICLE V- Admission of Additional Members:

Additional members may be admitted solely upon the approval of and on such terms and conditions determined solely by David N. Strauss, or his heirs or devisees who succeed to his interest to the extent that said right is not expressly limited by David N. Strauss. If said approved right succeeds to more than one person, it shall be determined by majority of the voting interests of said persons.

ARTICLE VI- Members Rights to Continue Business:

The remaining members of the limited liability company may continue the business on the death, retirements, resignations, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company solely upon the approval of and on such terms and conditions determined solely by David N. Strauss, or his heirs or devisees who succeed to his interest to the extent that said right is not expressly limited by David N. Strauss. If said approved right succeeds to more than one person, it shall be determined by a majority of the voting interests of said persons.


ARTICLE VII- Affidavit of Membership and Contributions

The undersigned member or authorized representative fo a member of STRAUSS REALTY INVESTMENTS, L.L.C. certifies:

- 1) the above named limited liability company has at least one member;
- 2) the total amount of cash contributed by the member is \$100,000.00;
- 3) if any, the agreed value of property other than cash contributed by a member is: N/A;

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4) the total amount of cash and property contributed and anticipated to be contributed by member is \$500,000.00.



Signature of a member or an authorized representative of a member

(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

DAVID N. STRAUSS

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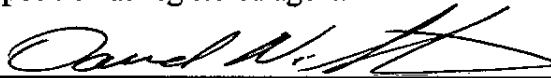
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: STRAUSS REALTY INVESTMENTS, L.L.C.
2. The name and the Florida street address of the registered agent are:

David N. Strauss
3299 St. Annes Drive
Boca Raton, Florida 33496

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.



Signature

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