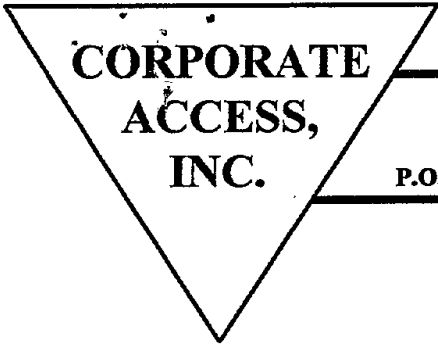


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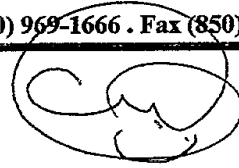
236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

WALK IN

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FILED STATE SECRETARY OF CORPORATIONS DIVISION OF CORPORATIONS 99 JUN -9 AM 10: 34

1.) 1509 East Commercial, L.L.C.
(CORPORATE NAME & DOCUMENT #)

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***285.00 ***285.00

2.)
(CORPORATE NAME & DOCUMENT #)

3.)
(CORPORATE NAME & DOCUMENT #)

4.)
(CORPORATE NAME & DOCUMENT #)

5.)
(CORPORATE NAME & DOCUMENT #)

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DEPARTMENT OF STATE DIVISION OF CORPORATIONS TALLAHASSEE, FLORIDA 32303

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SPECIAL INSTRUCTIONS

BK 6/9/99

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

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ARTICLE I - Name:

The name of the Limited Liability Company is:

1509 East Commercial, L.L.C.

ARTICLE II - Address:

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

2255 S. Federal Highway
Delray Beach FL 33483

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 a manager the name and address of which is:

Ira Lang
c/o Delray Mitsubishi
2255 S. Federal Highway
Delray Beach FL 33483

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

Admission shall require consent of majority of members and the manager.

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ARTICLE VI - Members Rights to Continue Business:

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 shall be:

Consent of majority of members and manager to continue.

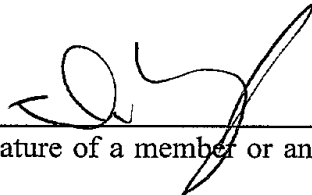
ARTICLE VII - Affidavit of Membership and Contributions:

The undersigned member or authorized representative of a member of 1509 East Commercial, 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
3. if any, the agreed value of property other than cash contributed by member is -0-

(A description of the property is attached and made a part hereto.); and

4. the total amount of cash and property contributed and anticipated to be contributed by a member is \$1,000,000

x 

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.)

IRA LANG

Typed or printed name of signee

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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.

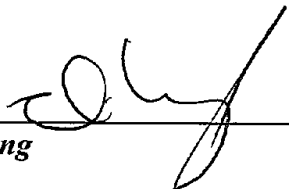
1. The name of the limited liability company is:

1509 E. Commercial, L.L.C.

2. The name and the Florida street address of the registered agent is:

Ira Lang
2255 S. Federal Highway
Delray Beach FL 33483

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.

x 

Ira Lang