CERTIFICATE OF CONVERSION

Pursuant to section 608.439, Florida Statutes, the following unincorporated business entity hereby submits the attached articles of organization and this certificate of conversion to convert to a Florida limited liability company:

| FIRST: The name of the unincorporated business immediately prior to filing this document was: |
|--|
| Royal Oak Lessor/LLC MODDMI945 |
| SECOND: The date on which and the jurisdiction in which the unincorporated business was first created or otherwise came into being are: |
| A. Date: September 15, 2000 |
| B. Jurisdiction: Delaware |
| C. If different from the above noted jurisdiction, the jurisdiction immediately prior to its conversion: |
| THIRD: The name of the limited liability company as set forth in the <u>attached</u> articles of organization is: |
| Royal Oak Lessor/LLC |
| John B. Martin |
| Signature of a Member or an Authorized Representative of a Member (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. |
| John B. Morton, President of the Sole Member |
| Typed or Printed Name of Signee |
| 6000047281864 |

FILING FEES:

\$100.00 Filing Fee for Articles of Organization \$ 25.00 Filing Fee for Registered Agent Designation \$ 25.00 Filing Fee for Certificate of Conversion \$ 30.00 Certified Copy (optional)

\$ 5.00 Certificate of Status (optional)

(Note: Section 608.439, F.S., does not provide for a corporation to convert to a limited liability company