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To:

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Fax Number : (850) 922-4003

From:

Account Name : TURNBERRY ASSOCIATES
Account Number : I19990000201
Phone : (305) 933-5505
Fax Number : (305) 933-5535

LIMITED LIABILITY COMPANY
TURNBERRY/CONCORDIA HOLDING, LLC

| | |
|-----------------------|----------|
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FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

September 29, 2000

TURNBERRY ASSOCIATES

SUBJECT: TURNBERRY/CONCORDIA HOLDING, LLC
REF: W00000023738

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Effective October 1, 1999, Chapter 608, Florida Statutes, does not require or permit the filing of an "Affidavit of Membership and Capital Contributions." Therefore, the enclosed document has not been filed and is being returned to you.

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

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Lee Rivers
Document Specialist

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ARTICLES OF ORGANIZATION
OF
TURNBERRY/CONCORDIA HOLDING, LLC
a Limited Liability Company

The undersigned individual, being either a member or the authorized representative of a member, hereby presents these Articles of Organization to the Secretary of State of the State of Florida for the formation of a Limited Liability Company under the laws of the State of Florida.

ARTICLE I.

The name of the Limited Liability Company is: **TURNBERRY/CONCORDIA HOLDING LLC.**

ARTICLE II.

- A. This Limited Liability Company is to exist until December 31, 2050.
- B. The existence of this Limited Liability Company shall commence on the date these Articles are recorded.

ARTICLE III.

The name of the initial registered agent and the street address of the initial registered office are as follows:

| Registered Agent | Address of Registered Office |
|------------------|--|
| Mario Romine | 19501 Biscayne Blvd., Suite 400 Aventura, Florida 33180 |

ARTICLE IV.

The initial Operating Agreement shall be adopted by the Members. Thereafter, the power to alter, amend, or repeal the Operating Agreement shall be vested in the members of the Limited Liability Company in the manner set forth the Operating Agreement.

ARTICLE V.

The Operating Agreement of this Limited Liability Company contains provisions regarding:

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A. The rights of the members to admit additional members and the terms and conditions of the admissions;

B. The rights of the remaining members of this Limited Liability Company to continue the business of this Limited Liability Company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, and any other event which terminates the continued membership of a member in this Limited Liability Company are set forth in the Operating Agreement of this Limited Liability Company.

ARTICLE VI.

The mailing address and the street address of the principal office of this Limited Liability Company shall be as follows:

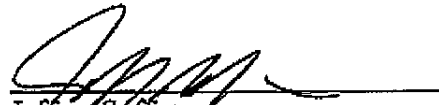
| Street Address | Mailing Address |
|--|--|
| 19501 Biscayne Blvd., Suite 400 Aventura, Florida 33180 | 19501 Biscayne Blvd., Suite 400 Aventura, Florida 33180 |

ARTICLE VII.

The business of this Limited Liability Company is to be managed by one or more its Members. The name and street address of the initial Managing Member, are as follows:

| Name | Street Address |
|----------------|--|
| Jeffrey Soffer | 19501 Biscayne Blvd., Suite 400 Aventura, Florida 33180 |

IN WITNESS WHEREOF, the undersigned has hereunto executed these Articles of Organization this 28th day of September, 2000, at Aventura, Florida.


Jeffrey Soffer

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HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-
STATED LIMITED LIABILITY COMPANY, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, THE UNDERSIGNED AGREES TO ACT IN THIS CAPACITY, AND
FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE
TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES.


Mario Romine

Date: September 28th, 2000

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