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LIMITED LIABILITY COMPANY

S/St. Lucie Property, LLC

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**ARTICLES OF ORGANIZATION
OF
S/ST. LUCIE PROPERTY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, in forming a Florida limited liability company ("Company") under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization for the Company:

**ARTICLE I
NAME**

The name of the Company is S/St. Lucie Property, LLC.

**ARTICLE II
DURATION**

The existence of the Company shall commence as of the date these Articles of Organization are filed with the Florida Department of State and shall continue perpetually from that date, unless earlier terminated in accordance with the Operating Agreement of the Company, or until dissolved in accordance with the provisions of applicable law.

**ARTICLE III
ADDRESS**

The mailing address and the street address of the principal office of the Company is 300 S.E. 2nd Street, Fort Lauderdale, Florida 33301.

**ARTICLE IV
INITIAL REGISTERED AGENT**

The name of the initial Registered Agent of the Company is BSPA Corporation Services, Inc. at 200 South Biscayne Boulevard, Suite 1000, Miami, Florida 33131.

**ARTICLE V
MANAGEMENT**

The management of the Company shall be vested in the Member of the Company. The Member may appoint a Managing Member, in the manner set forth in the Operating Agreement of the Company.

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ARTICLE VI
OPERATING AGREEMENT

The regulation and management of the affairs of the Company shall be governed by the Operating Agreement of the Company.

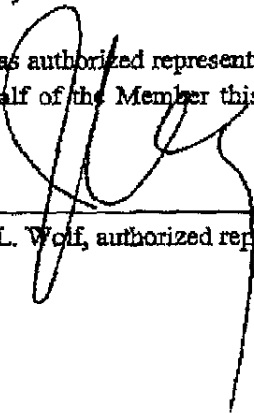
ARTICLE VII
AMENDMENTS

The power to adopt, alter, amend or repeal these Articles of Organization or the Operating Agreement of the Company shall be vested in the Member of the Company.

ARTICLE VIII
ATTESTATION

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

IN WITNESS WHEREOF, the undersigned, as authorized representative of the Member, has executed these Articles of Organization on behalf of the Member this 1st day of October, 2004.



Jerome L. Wolf, authorized representative

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AMERICAN
ASSOCIATION OF
CORPORATIONS

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STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was sworn to and acknowledged before me this 1st day of October, 2004, by Jerome L. Wolf, who is personally known to me.

NOTARY PUBLIC

Sign: *Tara L. Miller*
Seal:



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STATEMENT OF REGISTERED AGENT

I hereby accept the appointment as the Registered Agent of S/ST. LUCIE PROPERTY, LLC, as made in the foregoing Articles of Organization, and agree to act in such 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 the Registered Agent of S/ST. LUCIE PROPERTY, LLC.

Date: October 1, 2004

BSPA Corporation Services, Inc.
Registered Agent

By: Jay I. Berger
Name:
Title

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