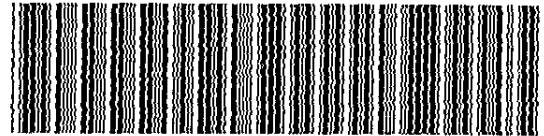


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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



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DORA F. KAUFMAN

JAMES J. WEBB
KEVIN R. JACKSON
LORETTA BANGOR
LAURENCE S. BARSKY
ROBERT HOLLANDER

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June 23, 2003

Via Federal Express Delivery

Florida Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: New LLC filing
Our File #3400.3

To Whom It May Concern:

Enclosed please find our firm's check no. 4213 made payable to the Florida Department of State in the amount of \$125.00 for the filing fee and designation of registered agent fee to file the Articles of Organization for the following limited liability company:

1705 VAN BUREN, LLC - original and one copy of Articles of Organization enclosed

Please immediately file the LLC of record and return a copy to this office. Please do not hesitate to contact me should you have any questions concerning the enclosures.

Sincerely,



Stephanie Coleman, Legal Assistant to
Howard S. Toland, Esq.

(954) 467-1300

Encl.

ARTICLES OF ORGANIZATION

OF

1705 VAN BUREN, LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator of these Articles of Incorporation hereby presents these Articles of Incorporation to the Secretary of State of the State of Florida for the formation of a Corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of the Limited Liability Company is: **1705 VAN BUREN, LLC**

ARTICLE II- ADDRESS

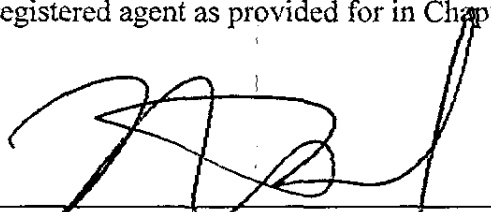
The mailing address and street address of the principal office of the Limited Liability Company is 2501 Hollywood Boulevard, Suite 200, Hollywood, Florida 33020.

**ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE
& REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the registered agent are:

Howard S. Toland, Esquire
HALEY, SINAGRA & PEREZ, P.A.
One Financial Plaza, Suite 1900
100 Southeast Third Avenue
Fort Lauderdale, Florida 33394

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, and 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 as provided for in Chapter 608, F.S.



HOWARD S. TOLAND, ESQUIRE

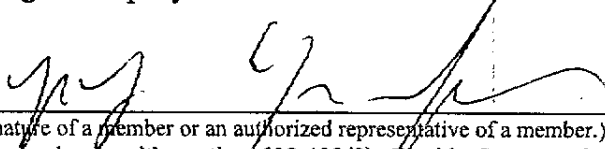
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.


(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.)

YOSSEF YOSSEF
(Typed or printed name of signee)