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Florida Department of State
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From:
Account Name : GREENSPOON MARDER HIRSCHFELD RAKIN ROSS & BERGER
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LIMITED LIABILITY COMPANY

PBG LAND PARTNERS, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

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

ARTICLE I - Name:

The name of the Limited Liability Company is PBG Land Partners, L.L.C.

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall continue for a period of 40 years thereafter.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 2419 E. Commercial Boulevard, Suite 200, Ft. Lauderdale, Florida 33308.

ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is Gregory J. Blodig, Esq., Greenspoon, Marder, Hirschfeld, Rafkin, Ross & Berger, P.A., 100 West Cypress Creek Road, Suite 700, Ft. Lauderdale, Florida 33309.

ARTICLE V - Management:

The Limited Liability Company is to be managed by managers and the names and addresses of such managers who are to serve as managers are:

Daniel Lambert:	2419 E. Commercial Blvd., Ste. 200 Ft. Lauderdale, FL 33308
James Verrillo:	2419 E. Commercial Blvd., Ste. 200 Ft. Lauderdale, FL 33308
Kevin Sheehan:	2419 E. Commercial Blvd., Ste. 200 Ft. Lauderdale, FL 33308
Gerald Greenspoon:	2419 E. Commercial Blvd., Ste. 200 Ft. Lauderdale, FL 33308

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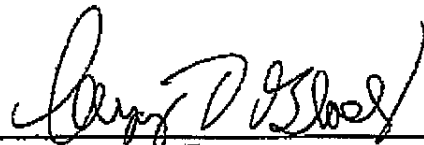
ARTICLE VI - Admission of Additional Members:

The members shall have the right to admit additional members upon the unanimous consent of all existing members.

ARTICLE VII - Members' Rights to Continue Business:

The remaining members of the Limited Liability Company, upon unanimous consent, shall have the right 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.

Whereof, the undersigned member has executed these Articles the 3 day of August, 2000.



Gregory J. Blodig, Esq.,
Authorized Representative of Members

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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
FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED
OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

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TALLAHASSEE FLORIDA

1. The name of the Limited Liability Company is:

PBG Land Partners, L.L.C.

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

Gregory J. Blodig, Esq.
Greenspoon, Marder, Hirschfeld,
Rafkin, Ross & Berger, P.A.
100 West Cypress Creek Road
Suite 700
Ft. Lauderdale, FL 33309

By: _____

Gregory J. Blodig, Esq.,
Authorized Representative of Members

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.

(Signature)

8-3-2000
(Date)