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To:

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LIMITED LIABILITY COMPANY

OSS LENDERS, LLC

Certificate of Status	1
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Katherine Harris
Secretary of State

January 22, 2001

TURNBERRY ASSOCIATES

SUBJECT: OSS LENDERS, LLC
REF: W01000001546

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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.

If you have any questions concerning the filing of your document, please call (850) 487-6094.

Agnes Lunt
Document Specialist

FAX Aud. #: R01000008841
Letter Number: 301A00003357

ARTICLES OF ORGANIZATION

FOR

OSS LENDERS, LLC

I.

NAME

The name of the limited liability company (the "Company") is

OSS LENDERS, LLC

II.

DURATION

The period of duration of the Company is perpetual unless terminated pursuant to its Regulations.

III.

STREET AND MAILING ADDRESS

The street and mailing address of the principal office of the Company in the State of Florida is 19501 Biscayne Boulevard, Suite 400, Aventura, Florida 33180.

IV.

REGISTERED AGENT

The name and address of the initial registered agent of the Company in the State of Florida is Mario A Romine, 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

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ADDITIONAL MEMBERS

The Members shall have no right to admit additional Members except upon the unanimous written consent of the Members.

VI.

CONTINUITY OF BUSINESS

The remaining Members of the Company may 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 Company upon the consent of the majority of the remaining Members.

VII.

MANAGEMENT

Subject to the right of the Members to elect a Manager or Managers, as set forth in the Regulations of the Company, the day-to-day management of the Company is reserved to the Member, whose name and address is:

Jeffrey Soffer

19501 Biscayne Boulevard
Suite 400
Aventura, FL 33180

Steven Schiff

9955 North Kendall Drive
Suite 205
Miami, FL 33176

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VIII.

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SUBSCRIBERS

The name and address of the person executing these Articles of Organization as a agent is Mario A. Romine, 19501 Biscayne Boulevard, Suite 400, Aventura, Florida 33180.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 11th day of January, 2001.

By: Mario A. Romine
MARIO A. ROMINE

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED COMPANY, AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF ORGANIZATION, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT HE IS FAMILIAR WITH, AND ACCEPTS, THE OBLIGATIONS OF THAT POSITION, AND FURTHER AGREES TO ACT IN THIS CAPACITY, AND TO COMPLY WITH THE COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 11th DAY OF JANUARY, 2001.

Mario A. Romine
MARIO A. ROMINE