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Reply to: Fort Lauderdale

March 27, 2001

VIA FEDERAL EXPRESS

Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: Broward 95 Development, LLC
Our File No: 00-061

200003923992--4
-03/28/01--01069--002
***125.00 ***125.00

Dear Sir or Madam:

Enclosed please find an original and two (2) copies of Articles of Organization which we submit for filing in connection with the above-captioned matter. We also enclose our firm's check in the amount of \$125.00 representing:

Filing fee	\$100.00
Designation of Registered Agent	\$ 25.00
Total Fee:	<u>\$125.00</u>

Please file the enclosed Articles and forward a receipted copy of the Articles of Organization to the undersigned in the enclosed self-addressed, stamped envelope. Thank you for your attention to this matter.

If you require any additional information, please do not hesitate to contact me.

Very truly yours,

Richard J. Fidei

RJF/js
Enclosures

Tallahassee Office
204 South Monroe Street
Tallahassee, Florida 32301
Telephone: (850) 577-0398
Facsimile: (850) 577-0385

Governmental Consultant:
Susan E. Wilhelm

FILED

03/28/01 PM 5:00

SECRETARY OF STATE

L01-4934

CR

eff
3-27-01

ARTICLES OF ORGANIZATION
OF
BROWARD 95 DEVELOPMENT, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be Broward 95 Development, LLC ("company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the company is 5082 Coconut Creek Parkway, Margate, Florida 33063.

ARTICLE III -- DURATION

The company shall commence its existence on March 27, 2001. The company's existence shall be perpetual unless the company is dissolved earlier as provided in these articles of organization or in the regulations.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the state of Florida is Philip J. Procacci, 5082 Coconut Creek Parkway, Margate, Florida 33063.

Certificate of Registered Agent

The undersigned, Philip J. Procacci, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position of registered agent.

Dated: March 27, 2001


Philip J. Procacci, Registered Agent

FILED
MAR 20 PM 00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V -- CAPITAL CONTRIBUTIONS

The members of the company shall initially contribute to the capital of the company the cash or property set forth as follows:

Philip J. Procacci	\$100.00
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ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members, or as provided in the regulations.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

Except as set forth in the regulations, no additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all of the members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

ARTICLE VIII -- MEMBERS' RIGHT TO CONTINUE BUSINESS

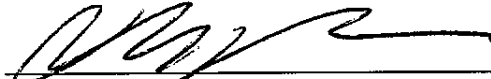
The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by unanimous vote of all the remaining members.

ARTICLE IX -- MANAGEMENT

The company shall be managed by a manager in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the initial manager of the company is Philip J. Procacci, 5082 Coconut Creek Parkway, Margate, Florida 33063.

FILED
01 MAR 28 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these articles of organization at Fort Lauderdale, Florida, on March 27, 2001.


Philip J. Procacci

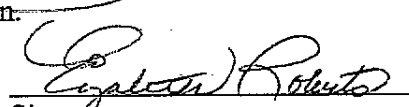
STATE OF FLORIDA :
: ss.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 27th day of March, 2001, by PHILIP J. PROCACCI, who is personally known to me or who has produced _____ as identification.

My Commission Expires:



Elizabeth Roberts
My Commission CC672320
Expires August 17, 2001


Signature

Elizabeth Roberts
Printed Name of Acknowledger
Notary Public, State of Florida at Large

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01 MAR 28 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA