

MAY-01-01 10:08 From: GREENBERG TRAUER
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LIMITED LIABILITY COMPANY

PLP LAND GROUP, LLC

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**ARTICLES OF ORGANIZATION
OF
PLP LAND GROUP, LLC**

The undersigned member adopts the following Articles of Organization pursuant to the provisions of the Florida Limited Liability Company Act (the "Act").

ARTICLE I.

NAME OF COMPANY

The name of the limited liability company is PLP LAND GROUP, LLC (the "Company")

ARTICLE II.

PURPOSE

The Company is organized for any legal and lawful purpose for which a limited liability company may be organized pursuant to the Act.

ARTICLE III.

PERIOD OF DURATION

The Company shall exist perpetually, unless sooner dissolved in accordance with the Company's Regulations or Florida law.

ARTICLE IV.

REGISTERED OFFICE AND AGENT

The address of the Company's principal office and the mailing address of the Company is as follows: c/o Bayshore Land Group, Inc., 6710 Main Street, Suite 233, Miami Lakes, Florida 33014. The name and address of the Company's initial registered agent in the State of Florida is as follows: Marcia H. Langley, Esq., c/o Greenberg Traurig, P.A., 2255 Glades Road, Suite 419A, Boca Raton, Florida 33431.

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ARTICLE V.

REQUIREMENTS FOR ADMISSION OF ADDITIONAL MEMBERS

Additional persons may be admitted to the Company as members and membership interests may be created and issued to these persons upon the approval of holders of a majority in interest of the remaining members entitled to vote.

ARTICLE VI.

DISSOLUTION AND RIGHT TO CONTINUE BUSINESS

The Company shall be dissolved upon the first to occur of the following:

- a) The unanimous written consent of all the Company's members; or
- b) Upon the death, retirement, resignation, expulsion, dissolution or bankruptcy of a member, or any other event which terminates the membership of a member in the Company, the existence and business of the Company shall be continued by the remaining members without the necessity for the consent or vote of the members; or
- c) The entry of a decree of judicial dissolution under the appropriate section of the Act.

ARTICLE VII.

MANAGEMENT

The Company will be managed by the members of the Company in accordance with the Company's regulations. The names and addresses of the Company's managing member is as follows:

NAME

ADDRESS

Turnberry Bayshore, LC

c/o Bayshore Land Group, Inc.
6710 Main Street, Suite 233
Miami Lakes, Florida 33014

IN WITNESS WHEREOF, the following sole member has executed these articles of organization on this 30th day of April, 2001.

**TURNBERRY BAYSHORE, LC, a Florida
limited liability company, as its Sole Member
By: BAYSHORE LAND GROUP, INC., a
Florida corporation, as its Managing
Member**

By: 
Jay Fertig, President

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

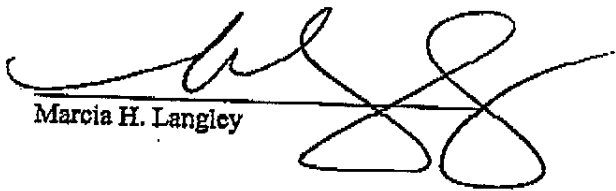
**PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES,
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN
THE STATE OF FLORIDA.**

1. The name of the limited liability company is: PLP LAND GROUP, LLC
2. The name and address of the registered agent and office is:

Marcia H. Langley, Esq.
c/o Greenberg Traurig, P.A.
2255 Glades Road, Suite 419A
Boca Raton, Florida 33431

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.

Date: May 1, 2001


Marcia H. Langley

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