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LIMITED LIABILITY COMPANY

150 Development, LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
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**ARTICLES OF ORGANIZATION
OF
150 DEVELOPMENT, LLC
(A Florida Limited Liability Company)**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida, hereby adopt the following Articles of Organization.

I. Name

The name of the limited liability company is 150 DEVELOPMENT, LLC (the "Company").

II. Address

The mailing and street address of the principal office of the Company is :

422 W. Fairbanks Avenue
Suite 300
Winter Park, FL 32789-5079

III. Registered Agent and Address


The name and street address of the Registered Agent for the Company are:

F&L Corp.
The Greenleaf Building, Third Floor
200 Laura Street
Jacksonville, Florida 32201-0240

IV. Management

The company is to be manager-managed. The initial manager is Michael Gouda.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on this 24 day of February, 2002.


Richard A. Heinle, an authorized representative of a member

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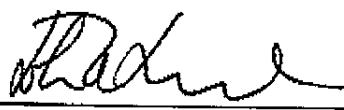
**ACCEPTANCE OF APPOINTMENT
BY INITIAL REGISTERED AGENT**

THE UNDERSIGNED, having been named in Paragraph III of the foregoing Articles of Organization as initial registered agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that it is familiar with, and hereby accepts, the obligations set forth in Section 608.415, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to it as registered agent of the limited liability company.

DATED, this 4th day of February, 2002.

REGISTERED AGENT:

F & L CORP.
a Wisconsin corporation

By: 
John A. Sanders
Agent and Authorized Signatory

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