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LIMITED LIABILITY COMPANY

Somerset Realty, LLC

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**ARTICLES OF ORGANIZATION
OF
SOMERSET REALTY, 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 do set forth the following:

1. NAME. The name of the Limited Liability Company is SOMERSET REALTY, LLC. (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The street address of the principal office of the Company is: 200 East Broward Boulevard, 18th Floor, Fort Lauderdale, Florida 33301 and the mailing address of the Company is: P.O. Box 1900, Fort Lauderdale, Florida 33302.
3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: Barry E. Somerstein, 200 East Broward Boulevard, 18th Floor, Fort Lauderdale, Florida 33301.

The undersigned has executed these Articles of Organization on the 16 day of May, 2002.

By: _____

Barry E. Somerstein
Authorized Signatory of the Member

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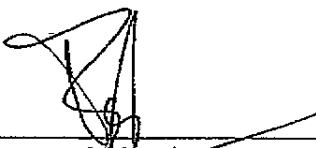
**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, 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: SOMERSET REALTY, LLC.
2. The name and address of the registered agent and office is:

Barry E. Somerstein
200 East Broward Boulevard, 18th Floor
Fort Lauderdale, Florida 33301

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 its 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.



Barry E. Somerstein, Registered Agent

May 16, 2002

(Date)

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