



L0200 0015759

ACCOUNT NO. : 072100000032

REFERENCE : 634080 4311473

AUTHORIZATION :

Patricia Pizit

COST LIMIT : \$ 155.000

ORDER DATE : June 21, 2002

ORDER TIME : 2:41 PM

ORDER NO. : 634080-005

CUSTOMER NO: 4311473

600005914326--7

CUSTOMER: Ms. Jackie Gerstenfeld
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.a.
Museum Tower, Suite 2200
150 West Flagler Street
Miami, FL 33130

DOMESTIC FILING

NAME: TRIAD DEVELOPMENT PARTNERS,
LLC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Angie Glisar - EXT. 1124

EXAMINER'S INITIALS:

VB
6-24-02

02 JUN 21 PM 1:10 PM RECEIVED
SECRETARY OF STATE, JUN 21 PM 3:59
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

APPROVED
FILE

ARTICLES OF ORGANIZATION
OF
TRIAD DEVELOPMENT PARTNERS, LLC

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

ARTICLE I
NAME

The name of the limited liability company is Triad Development Partners, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is One Oakwood Boulevard, Suite 195, Hollywood, Florida 33020.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV
REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida are:

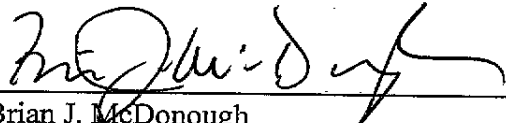
<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler Street, Suite 2200 Miami, Florida 33130

ARTICLE V
MANAGEMENT

The Company is a manager-managed limited liability company.

ARTICLES OF ORGANIZATION
FILED
02 JUN 21 PM 1:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned authorized representative of the members has executed these Articles of Organization as of the 20th day of June, 2002.


Brian J. McDonough
Authorized Representative of Members

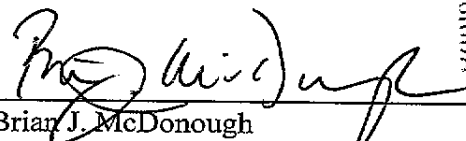
CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415 of the Florida Limited Liability Company Act, the undersigned submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the company is Triad Development Partners, LLC.
2. The name and street address of the registered agent and office are:

Brian J. McDonough
150 West Flagler Street, Suite 2200
Miami, Florida 33130

Dated: June 20, 2002


Brian J. McDonough
Authorized Representative of Members

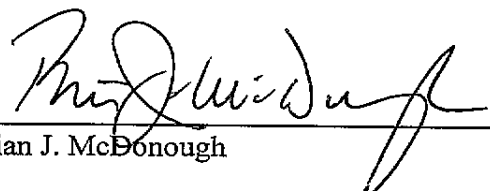
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SECRETARY OF STATE
ALLAHASSEE, FLORIDA

APPROVED
AND
FILED

REGISTERED AGENT'S ACCEPTANCE

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, the undersigned hereby 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: June 20, 2002


Brian J. McDonough