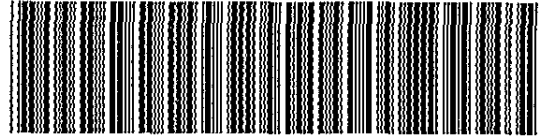


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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



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11/14/02--01047--006 **125.00

(Requestor's Name)

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Commercial Real Estate & Development

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

November 11, 2002

Registration Section
Division of Corporations
P O Box 6327
Tallahassee, Florida 32314

RE: Margate Partners, L.L.C.

Gentlemen:

Enclosed please find the Articles of Organization for Florida Limited Liability Company for Margate Partners, L.L.C. Our check for \$125.00 is enclosed to cover the filing fee and designation of registered agent fee.

If you have any questions regarding these documents, please call either Mark Sager or me at 954-565-5999. Thank you for your assistance.

Very truly yours,

JM PROPERTIES OF SOUTH FLORIDA, INC.
As Agent for Margate Partners, L.L.C.

Jonette Bishop
Office Manager

:jb
Enclosures

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

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ARTICLE I - Name:

The name of the Limited Liability Company is:

Margate Partners, L.L.C.

02 NOV 14 PM 12:43

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II - Address:

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

3201 North Federal Highway, Suite 300
Fort Lauderdale, Florida 33306

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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

Mark L. Sager

3201 North Federal Highway
Suite 300

Florida street address (P.O. Box **NOT** acceptable)

Fort Lauderdale FL 33306

City, State, and Zip

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 as provided for in Chapter 608, F.S.


Registered Agent's Signature

(An additional article must be added if an effective date is requested)


Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Mark L. Sager

Typed or printed name of signee

Filing Fees:

\$100.00 Filing Fee for Articles of Organization
\$ 25.00 Designation of Registered Agent
\$ 30.00 Certified Copy (Optional)
\$ 5.00 Certificate of Status (Optional)