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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY

Tradition Development Company, LLC

These Articles
are being filed
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with Articles of
Amendment of
doc. number
L00000015421
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Certificate of Status	0
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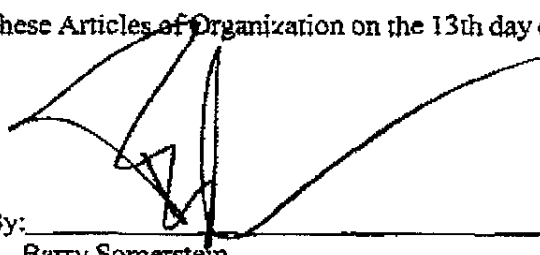
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**ARTICLES OF ORGANIZATION
OF
TRADITION DEVELOPMENT COMPANY, LLC
a Florida limited liability company**

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 does set forth the following:

1. NAME. The name of the limited liability company is TRADITION DEVELOPMENT COMPANY, LLC (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing address for the Company is: P.O. Box 5403, Fort Lauderdale, Florida 33310, and street address for the Company is: 1750 East Sunrise Blvd., Fort Lauderdale, Florida 33304.
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 are: Barry Somerstein, 200 E. Broward Blvd., Suite 1500, Ft. Lauderdale, Florida 33301.

The undersigned has executed these Articles of Organization on the 13th day of December, 2002.

By: 
Barry Somerstein
Authorized signatory of the Members

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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: TRADITION DEVELOPMENT COMPANY, LLC.
2. The name and address of the registered agent and office are:

Barry Somerstein
200 E. Broward Blvd., Suite 1500
Ft. Lauderdale, FL 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 Somerstein, Registered Agent

12/13/02
Date

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STATE OF FLORIDA
ALLIANCE