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TALLAHASSEE FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Pipedreams Park, LLC

Signature

Requested by:

SK

Name

3/19/03

Date

3:12

Time

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Art of Inc. File

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**ARTICLES OF ORGANIZATION
OF
PIPEDREAMS PARK, LLC
Under the Florida Limited Liability Company Act**

ARTICLE I

NAME

The name of this limited liability company is PIPEDREAMS PARK, LLC, a Florida limited liability company (the "Company").

ARTICLE II

MAILING AND STREET ADDRESS

The mailing and street address of the principal office of the Company is 2300 Northeast 2ND Avenue, Boca Raton, FL 33431.

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ARTICLE III

REGISTERED AGENT AND OFFICE

The name and street address of the Company's initial registered agent in Florida is Rudolf & Hoffman, P.A., 615 Northeast 3rd Avenue, Fort Lauderdale, FL 33304.

ARTICLE IV

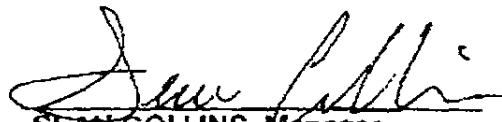
MANAGEMENT

The Company is to be a manager-managed Company.

ARTICLE V
ADMISSION OF NEW MEMBERS

Members of the Company have the right to admit new members upon the written consent of a majority interest of the existing members, and the existing members shall determine the amount and nature of contributions by new members at the time new members are admitted.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the 19 day of March, 2003.


SEAN COLLINS, Manager

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as Registered Agent to accept service of process for PIPEDREAMS PARK, LLC at the place designated in the foregoing Articles of Organization, I, as the Assistant Secretary of Rudolf & Hoffman, P.A., hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of the Florida Limited Liability Company Act relating to the proper and complete performance of our duties, and I am familiar with and accept the obligations of our position as Registered Agent.

RUDOLF & HOFFMAN, P.A., a Florida
Professional Association

Dated:

March 19, 2003

By:

Debra H. Chrystie, Asst. S.
DEBRA H. CHRYSTIE, Assistant Secretary

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