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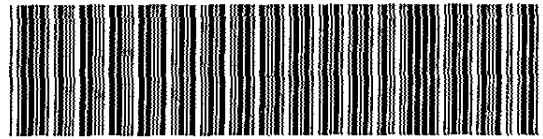
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TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: FLORIDA REAL ESTATE DEVELOPMENT, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Amy J. Galloway, Esq.

(Name of Person)

Duke, Mullin & Galloway, P. A.

(Firm/Company)

1700 East Las Olas Blvd., PH-1

(Address)

Fort Lauderdale, FL 33301

(City/State and Zip Code)

For further information concerning this matter, please call:

Amy J. Galloway

(Name of Person)

at (954) 761-7200

(Area Code & Daytime Telephone Number)

STREET ADDRESS:

Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:

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

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ARTICLES OF ORGANIZATION
OF
FLORIDA REAL ESTATE DEVELOPMENT, LLC

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

ARTICLE I
NAME

The name of the limited liability company shall be Florida Real Estate Development, LLC ("Company"). The street address and mailing address of the principal place of business of the Company in Florida shall be Sunrise Corporate Plaza One, 1300 Sawgrass Corporate Parkway, Suite 300, Sunrise, Florida 33323-2804.

ARTICLE II
DURATION

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Secretary of State and the duration of the Company shall thereafter be perpetual.

ARTICLE III
PURPOSES AND POWERS

The Company is organized to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV
REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Amy J. Galloway, Esq., 1700 East Las Olas Blvd., Penthouse I, Fort Lauderdale, FL 33301.

ARTICLE V
CAPITAL CONTRIBUTIONS

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The members of the Company shall contribute to the capital of the Company the cash or property set forth as follows:

NAME:

Douglas W. Bullington	\$1000.00 cash contribution
Kevin M Tromer	\$1,000.00 cash contribution
Tami Jones	\$1,000.00 cash contribution
Michael Jones	\$1,000.00 cash contribution

ARTICLE VI
ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company at such times and in such amounts as may be provided in the regulations adopted by the members or, in lieu thereof, only upon the unanimous consent of all members.

ARTICLE VII
ADMISSION OF NEW MEMBERS

No additional member shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by the members. A member may transfer his or her interest in the Company as set forth in the regulations, but the transferee shall have no right to participate in the management of the business and affairs of the Company or to become a member unless all of the other members of the Company other than the transferor member approve of the proposed transfer by unanimous consent.

ARTICLE VIII
TERMINATION OF EXISTENCE

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member, the remaining member(s) may elect to continue the business, as further set out in the regulations.

ARTICLE IX
MANAGEMENT BY MEMBERS

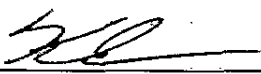
The Company shall be managed by its members in accordance with the regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with the law or these Articles of Organization. The names and addresses of the Managing Members of the

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Company are:

MMGR	Douglas W. Bullington	Sunrise Corporate Plaza One 1300 Sawgrass Corporate Parkway Suite 300 Sunrise, Florida 33323-2804
MMGR	Kevin T. Tromer	Sunrise Corporate Plaza One 1300 Sawgrass Corporate Parkway Suite 300 Sunrise, Florida 33323-2804
MMGR	Tami Jones	Sunrise Corporate Plaza One 1300 Sawgrass Corporate Parkway Suite 300 Sunrise, Florida 33323-2804
MMGR	Michael Jones	Sunrise Corporate Plaza One 1300 Sawgrass Corporate Parkway Suite 300 Sunrise, Florida 33323-2804

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization in Fort Lauderdale, Florida, for the foregoing uses and purposes this 14th day of August, 2003.

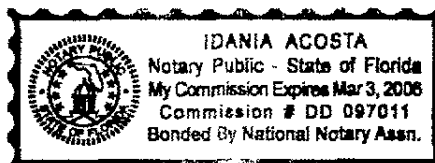

Kevin T. Tromer, Member-Manager

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

ACKNOWLEDGED before me this 14th day of August, 2003, by Kevin T. Tromer, who is personally known to me and who did not take an oath.


Notary Public [Signature]

My Commission expires:



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Registered Agent, Registered Office, & Registered Agent's Signature

The name and the Florida street address of the registered agent for Florida Real Estate Development, LLC are:

Amy J. Galloway, Esq.
1700 East Las Olas Boulevard, PH-1
Fort 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 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.



Amy J. Galloway

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