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LIMITED LIABILITY COMPANY
Manager
TRICONY TRADE CENTRE SOUTH MANAGEMENT, L.L.C.

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**ARTICLES OF ORGANIZATION
OF
TRICONY TRADE CENTRE SOUTH MANAGER, L.L.C.**

ARTICLE I - Name:

The name of the Limited Liability Company is TRICONY TRADE CENTRE SOUTH MANAGER, L.L.C. (the "Company").

ARTICLE II - Address:

The mailing address and street address of the principal office of the Company is 313 1/2 Worth Avenue, Suite B-1, Palm Beach, Florida 33480.

ARTICLE III - Registered Agent:

The street address of the initial registered office of the Company shall be 313 1/2 Worth Avenue, Suite B-1, Palm Beach, Florida 33480, and the name of the initial registered agent of the Company at that address is Tricony Florida Corp.

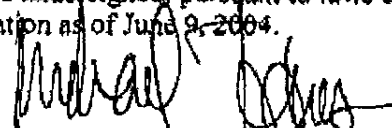
ARTICLE IV - Purpose:

The business of the Company shall be to engage in any lawful act or activity permitted to a limited liability company under the laws of Florida.

ARTICLE V - Amendment:

These Articles of Organization may be altered, amended or repealed by the members of the Company in accordance with Florida law.

IN WITNESS WHEREOF, the undersigned, pursuant to laws of the State of Florida, has executed these Articles of Organization as of June 9, 2004.



Michael Torres, Authorized
Representative of a Member

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STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated by 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 the obligations of my position as a registered agent as provided for in Chapter 608, F.S.

TRICONY FLORIDA CORP.

By: Print Name: MICHAEL TORRESTitle: VP

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