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To:
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Fax Number : (850) 205-0383

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

LIMITED LIABILITY COMPANY

Fern Street Properties, L.L.C.

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Fern Street Properties, L.L.C.

Article II. Address

The Company's street and mailing address is:
Fern Street Properties, L.L.C.
4100 South Olive Ave.
West Palm Beach FL 33405

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Michael A. Lampert, P.A.
1655 Palm Beach Lakes Blvd.
Suite 900
West Palm Beach FL 33401

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Michael A. Lampert | FL Bar Member 382469
Michael A. Lampert, P.A.
1655 Palm Beach Lakes Blvd.
Suite 900
West Palm Beach FL 33401
561-689-9407

Michael A. Lampert
7-28-04

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SECRET
PALM BEACH, FLORIDA

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Article V. Management

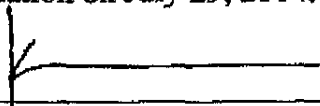
This will be a manager-managed company. The name and address of each manager is:

H.K. TAYLOR PROPERTIES, L.L.C.
4100 South Olive Ave. West Palm Beach FL 33405

Article VI. Company Existence

The Company's existence shall begin effective as of July 28, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on July 29, 2004.



MICHAEL A. LAMPERT
by K.Sarria as attorney-in-fact

Michael A. Lampert | FL Bar Member 382469
Michael A. Lampert, P.A.
1655 Palm Beach Lakes Blvd.
Suite 900
West Palm Beach FL 33401
561-689-9407

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
Fern Street Properties, L.L.C.

REGISTERED AGENT/OFFICE:
Michael A. Lampert, P.A.
1655 Palm Beach Lakes Blvd.
Suite 900
West Palm Beach FL 33401

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



MICHAEL A. LAMPERT, P.A.
by K.Sarcia as attorney-in-fact

Date: July 29, 2004

Michael A. Lampert | FL Bar Member 382469
Michael A. Lampert, P.A.
1655 Palm Beach Lakes Blvd.
Suite 900
West Palm Beach FL 33401
561-689-9407

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STATE OF FLORIDA
REGISTERED AGENT

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