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LIMITED LIABILITY COMPANY

Nevis Development, L.L.C.

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**ARTICLES OF ORGANIZATION OF
NEVIS DEVELOPMENT, L.L.C.**

The undersigned, being authorized to execute and file these Articles Of Organization to form the Limited Liability Company hereinafter named, hereby certifies that:

ARTICLE I — NAME:

The name of the Limited Liability Company is: Nevis Development, L.L.C.

ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is: c/o Rosenberg, Reisman & Stein LLP, One Southeast Third Avenue, Suite 3050, Miami, Florida 33131.

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV — Management:

The Limited Liability Company is to be managed by managers and the names and addresses of the first managers who shall serve until their successor are elected are:

Clarence G. Chase
C.G. Chase Construction Company
8491 N.W. 17th Street
Suite 101
Miami, Florida 33126

and

John W. Stadler
3 Yale Street, West
Orlando, Florida 32804

ARTICLE V — Purpose; Powers:

This instrument prepared by
Donald S. Rosenberg
Rosenberg, Reisman & Stein LLP
One Southeast Third Avenue
Suite 3050
Miami, Florida 33131
305-358-2600
Florida Bar No. 068388

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by a limited liability company under said law, all within and without the United States of America.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States and the State of Florida.

ARTICLE VI — Admission of Additional Members

Additional members may be admitted to the Limited Liability Company with the consent in writing of members owning and holding a majority, in dollar amount, of the capital accounts of the Limited Liability Company and such admission shall be upon such terms and conditions as shall be established in writing by said consenting members.

ARTICLE VII - MEMBERS' RIGHTS TO CONTINUE BUSINESS ON TERMINATION OF MEMBER

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the membership of a member in the Limited Liability Company, the Limited Liability Company shall be dissolved unless the owners and holders of a majority, in dollar amount, of the capital accounts of the Limited Liability Company, excluding the capital account of the terminated member, consent either in writing or by vote at a meeting of the members to continue the business of the Limited Liability Company.

ARTICLE VIII – EXECUTION OF INSTRUMENTS AND DOCUMENTS

Any instrument or document with respect to the acquisition, mortgage or disposition of any property of the Limited Liability Company, including but not limited to deeds, notes, bonds, mortgages, leases, releases and contracts, executed by the then Managers of the Limited Liability Company shall be valid and binding upon the Limited Liability Company.

This instrument prepared by.
Donald S. Rosenberg
Rosenberg, Reisman & Stein LLP
One Southeast Third Avenue
Suite 3050
Miami, Florida 3313
305-358-2600
Florida Bar No. 068388

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ARTICLE IX - REGULATIONS

Regulations for the management and regulation of the affairs of the Limited Liability Company may be adopted, amended and repealed by members owning and holding a majority, in dollar amount, of the capital accounts of the Limited Liability Company by written instrument executed by them.

The undersigned Member certifies:

- (1) the above named limited liability company has at least one member;
- (2) the total amount of cash contributed by the members is:
- (3) the total amount of cash and property contributed and anticipated to be contributed by members is:

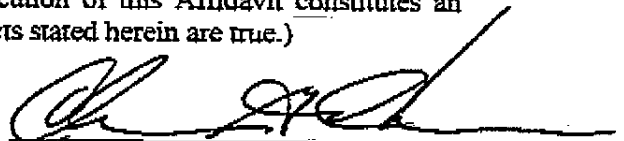
ARTICLE XI - COMMENCEMENT OF EXISTENCE

The commencement date of the existence of this Limited Liability Company shall be the date of subscription of these Articles Of Organization if such date is within five (5) business days prior to the date of filing of these Articles Of Organization in the office of the Secretary of State of Florida, otherwise the commencement date shall be the date of such filing.

ARTICLE XII - DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415, Florida Statutes, Donald S. Rosenberg is hereby designated as Registered Agent of the Limited Liability Company and the street address of the registered office is designated as c/o Rosenberg, Reisman & Stein LLP, Suite 3050, One Southeast Third Avenue, Miami, Florida 33131.

IN WITNESS WHEREOF, these Articles of Organization have been subscribed in duplicate by the undersigned Member this ___ day of October, 1999. (In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

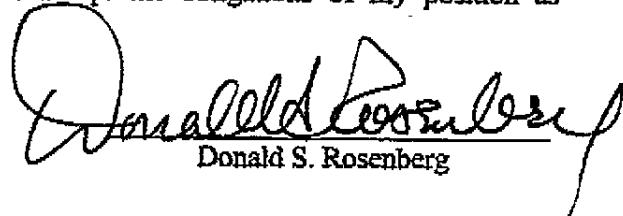


Clarence G. Chase

This instrument prepared by
Donald S. Rosenberg
Rosenberg, Reisman & Stein LLP
One Southeast Third Avenue
Suite 3050
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305-358-2600
Florida Bar No. 068388

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Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above designated, 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.



Donald S. Rosenberg

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Donald S. Rosenberg
Rosenberg, Reisman & Stein LLP
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Suite 3050
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