



THE UNITED STATES
CORPORATION
COMPANY

99000007306

ACCOUNT NO. : 072100000032

REFERENCE : 448236 4724636

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : November 1, 1999

ORDER TIME : 11:34 AM

ORDER NO. : 448236-005

CUSTOMER NO: 4724636

CUSTOMER: Larry B. Alexander, Esq
JONES FOSTER JOHNSTON & STUBBS
JONES FOSTER JOHNSTON & STUBBS
Suite 1100
505 South Flagler Drive
West Palm Beach, FL 33401

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-11/01/99-01096-014
****155.00 ****155.00

DOMESTIC FILING

NAME: WOERNER LAND L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janine Lazzarini

EXAMINER'S INITIALS:

FILED
99 NOV - 1 PM 3:58
SECRETARY OF STATE
TALLAHASSEE FLORIDA

RECEIVED
99 NOV - 1 PM 1:41
DIVISION OF CORPORATIONS
TALLAHASSEE FLORIDA

ARTICLES OF ORGANIZATION
OF
WOERNER LAND L.L.C.
A Florida Limited Liability Company

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

ARTICLE I

Name

The name of this limited liability company shall be WOERNER LAND L.L.C.

ARTICLE II

Address

The mailing address of this limited liability company shall be 505 South Flagler Drive, Suite 606, West Palm Beach, Florida 33401.

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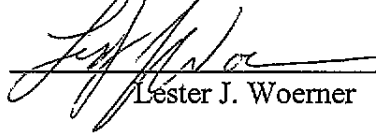
ARTICLE III

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

The name and the Florida street address of the registered agent are:

Lester J. Woerner
505 South Flagler Drive, Suite 606
West Palm Beach, Florida 33401

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.


Lester J. Woerner

ARTICLE IV

Management

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager -managed company.

ARTICLE V

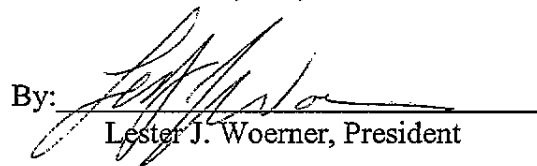
Commencement

The Limited Liability Company shall commence its existence upon filing with the Secretary of State of the State of Florida.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Lester J. Woerner Family Limited Partnership, a Member

By: Lester J. Woerner, Inc., its General Partner

By: 
Lester J. Woerner, President

Dated this 28 day of October, 1999.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA