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November 24, 1999

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Florida Department of State
Division of Corporations
409 Gaines Street
Tallahassee, FL 32399

Re: EAP REAL ESTATE INVESTMENT COMPANY, L.L.C.

Gentlemen:

Enclosed is an original and one copy of the Articles of Organization and a Designation and Acceptance of Registered Agent for a Florida Limited Liability Company.

Please provide a certified copy of these articles. A check for \$155.00 is enclosed to cover the following fees:

Filing Fee	\$ 100.00
Registered Agent Designation	\$ 25.00
Certified Copy	\$ 30.00
Total	\$ 155.00

Thank you for your cooperation.

Very truly yours,

Robert A. Kanziger
Robert A. Kanziger

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Enclosure

*BB
12-1-99*

**ARTICLES OF ORGANIZATION
OF
EAP REAL ESTATE INVESTMENT COMPANY, L.L.C.**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be EAP REAL ESTATE INVESTMENT COMPANY, L.L.C. ("Company").

ARTICLE II – ADDRESS

The mailing address and street address of the principal office of the Company is 305 S.E. 9th Avenue, Pompano Beach, Florida 33060.

ARTICLE III – DURATION

The company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State or on another effective date as specified. The Company's existence shall terminate not later than December 31, 2040 unless the Company is dissolved earlier as provided in these Articles of Organization or in the regulations.

ARTICLE IV – REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Robert A. Kanziger, Esq., 9130 S. Dadeland Boulevard, Suite 1705, Miami, Florida 33156.

ARTICLE V – CAPITAL CONTRIBUTIONS

The Member of the Company shall contribute to the capital of the Company the cash or property set forth in Exhibit "A".

ARTICLE VI – ADDITIONAL CAPITAL CONTRIBUTIONS

The Member may make additional capital contributions to the Company in its discretion.

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ARTICLE VII - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except as set forth herein or in the regulations, or upon the unanimous written consent of all the Members of the Company and on such terms and conditions as shall be determined by all the Members. A Member may not transfer his or its interest in the company except as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a Member unless (a) the transferee is the personal representative of a deceased Member's estate, or a member of the transferor's immediate family or a trust or other entity for the benefit of the transferor or a member or members of his immediate family, or (b) all of the Members of the Company other than the member proposing to dispose of his or its interest approve of the proposed transfer by written consent.

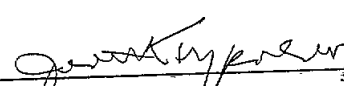
ARTICLE VIII - MEMBERS' RIGHT TO CONTINUE BUSINESS

The Company shall be dissolved on the bankruptcy or dissolution of a Member, or on the occurrence of any other event (except death) that terminates the continued membership of a Member in the Company, unless the business of the Company is continued by a unanimous vote of all the remaining Members.

ARTICLE IX - MANAGEMENT

The Company shall be managed by a Manager in accordance with regulations adopted by the Member 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 law or these Articles of Organization. The name and address of the initial Manager of the Company is Judith Typaldos, 3420 South Ocean Boulevard, Highland Park, Florida 33487.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at _____, Florida, on November _____, 1999.


JUDITH TYPALDOS, GENERAL MANAGER
ELIAS TYPALDOS FAMILY LIMITED PARTNERSHIP
STATE OF FLORIDA
99 NOV 25 1:37 PM '99
SECRETARY
TALLAHASSEE
(8)

Sworn to and subscribed before me this 22 day of November, 1999, by
Elias Typaldos Family Limited Partnership, Judith Typaldos ^{JT}
General Manager
[Signature]

Notary Public of the State of Florida

Personally known OR
Produced Identification

Type of Identification

(Seal)



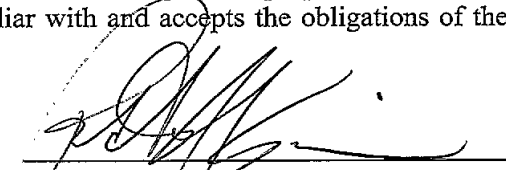
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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Under the provisions of F.S. 608.414 or 608.507, EAP REAL ESTATE INVESTMENT COMPANY, L.L.C., submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is EAP REAL ESTATE INVESTMENT COMPANY, L.L.C.
2. The name and street address of the registered agent in Florida are:
Robert A. Kanziger, Esq., 9130 S. Dadeland Boulevard, Suite 1705,
Miami, Florida 33156.

The undersigned, being the person named in the Articles of Organization of EAP REAL ESTATE INVESTMENT COMPANY, L.L.C., as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated Company at the place designated in the Articles of Organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.



ROBERT A. KANZIGER
Registered Agent

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TALLAHASSEE, FLORIDA