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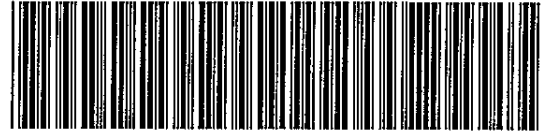
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BK

**New Miami River View LLC
230 Palermo Avenue
Coral Gables, FL 33134**

Telephone (305) 444-9533
Facsimile (305) 444-3790

January 16, 2003

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

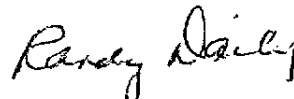
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To Whom It May Concern:

Attached are the Articles of Organization for the New Miami River View LLC to be filed with the state. I have also enclosed a check in the amount of \$125 for said filing.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Randy Dally
Assistant to Christopher G. Korge

Encl.

**ARTICLES OF ORGANIZATION
New Miami River View LLC**

**ARTICLE I
NAME OF LIMITED LIABILITY COMPANY**

The name of the limited liability company is New Miami River View LLC.

**ARTICLE II
DURATION**

The period of duration of the limited liability company shall be perpetual unless sooner dissolved pursuant to the provisions of the Florida Limited Liability Company Act or the terms and conditions of the regulations or operating agreement of the limited liability company.

**ARTICLE III
PRINCIPAL OFFICE AND MAILING ADDRESS**

The mailing address and the street address of the principal office of the limited liability company are 230 Palermo Avenue Coral Gables, Florida 33134.

**ARTICLE IV
INITIAL REGISTERED OFFICE AND AGENT**

The name and street address of the initial registered agent of the limited liability company are Thomas J. Korge at 230 Palermo Avenue Coral Gables, Florida 33134.

This document was prepared by:
Thomas J. Korge, Esq.
Korge & Korge
230 Palermo Avenue
Coral Gables, Florida 33134
(305) 444-5601

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**ARTICLE V
ADMISSION OF ADDITIONAL MEMBERS**

The members of the limited liability company may admit additional members in accordance with and subject to the terms and conditions of the regulations or operating agreement of the limited liability company.

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**ARTICLE VI
CONTINUATION OF BUSINESS**

The right of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be as set forth in the regulations or operating agreement of the limited liability company.

**ARTICLE VII
MANAGEMENT**

The management of the limited liability company is reserved to the members except to the extent otherwise provided in the regulations or operating agreement of the limited liability company.

**ARTICLE VIII
INDEMNIFICATION**

The limited liability company shall indemnify all of its members and managers to the fullest extent permitted by law except as otherwise set forth in the regulations or operating agreement of the limited liability company.

**ARTICLE IX
AMENDMENTS**

These articles of organization may be amended from time to time pursuant to the terms and conditions of the regulations or operating agreement of the limited liability company. Any certificate or other instrument amending these articles shall expressly state that the amendments were adopted in accordance with the terms and conditions of the regulations or operating agreement of the limited liability company.

IN WITNESS WHEREOF, the undersigned member or authorized representative of a member has executed these articles of organization this 15 day of January, 2003.


Christopher G. Korge, Member

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ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts appointment as the registered agent for New Miami River View LLC. The undersigned is familiar with, and accepts, the obligations of that position as provided for in chapter 608 of the Florida Statutes.



Thomas J. Korge, Registered Agent

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