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To:
Division of Corporations
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

JCC Real Estate L.L.C.

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
JCC Real Estate L.L.C.

Article II. Address

The Company's street and mailing address is:
JCC Real Estate L.L.C.
4435 Nautilus Drive
Miami Beach FL 33140

04 FEB 20 AM 8:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Article III. Registered Agent

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

Hector Alvarez III
3211 Ponce De Leon Boulevard
Suite 204
Coral Gables FL 33134

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.

Hector Alvarez III, Esq. | FL Bar Member 0894036
3211 Ponce De Leon Boulevard
Suite 204
Coral Gables FL 33134
305-774-9797

EFFECTIVE DATE

2-26-04

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Article V. Management

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

JAMES CHRISTOPHER CULLEY
4435 Nautilus Drive Miami Beach FL 33140

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TALLAHASSEE, FLORIDA

Article VI. Company Existence

The Company's existence shall begin effective as of February 20, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on February 20, 2004.



HECTOR ALVAREZ III, ESQ.
by D. Stoutt as attorney-in-fact

Hector Alvarez III, Esq. | FL Bar Member 0894036
3211 Ponce De Leon Boulevard
Suite 204
Coral Gables FL 33134
305-774-9797

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

JCC Real Estate L.L.C.

REGISTERED AGENT/OFFICE:


Hector Alvarez III
3211 Ponce De Leon Boulevard
Suite 204
Coral Gables FL 33134

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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.



HECTOR ALVAREZ III
by D. Stoutt as attorney-in-fact

Date: February 20, 2004

Hector Alvarez III, Esq. | FL Bar Member 0894036
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Suite 204
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