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LAW OFFICES OF

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STEVEN I. GREENWALD  
OF COUNSEL  
BRANDON J. DOUGLAS  
LAURA S. BLACKMAN

TELEPHONE (561) 994-5560  
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March 27, 2000

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

Re: Articles of Organization  
RSS Sunland Realty, LLC

8000003188128--9

-03/29/00--01021--007

\*\*\*125.00 \*\*\*125.00

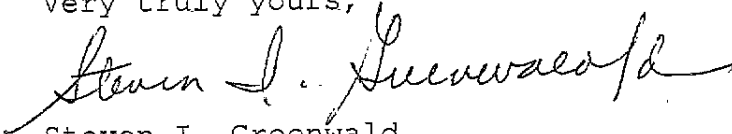
Dear Sir or Madam:

Enclosed herewith please find original and one copy of Articles of Organization of RSS Sunland Realty, LLC. Also enclosed, please find our check in the amount of \$125.00 representing the filing fee.

Please file the original and return the copy of the Articles of Organization stamped received together with the certificate and corporate number in the enclosed envelope provided for that purpose.

Thank you and if you have any questions, please do not hesitate to contact this office.

Very truly yours,



Steven I. Greenwald  
SIG/d

Enclosure

Cc: RSS Sunland Realty, LLC

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 MAR 29 PM 1:36

MJH

ARTICLES OF ORGANIZATION FOR  
FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - NAME

The name of the Limited Liability Company Is:

RSS Sunland Realty, LLC

ARTICLE II - ADDRESS

The mailing address of the principal office of the Limited Liability Company is: 22155 Martella Avenue, Boca Raton, Florida 33433.

ARTICLE III - DURATION

The period of duration of the Limited Liability Company shall be thirty (30) years.

ARTICLE IV - PURPOSE

The purpose of this limited liability company is to engage in the transaction of any and all business permitted under the laws of the United States and of the State of Florida.

ARTICLE V - MANAGEMENT

The Limited Liability Company is to be managed by managers and the names and addresses of such managers who are to serve as managers are:

SANFORD SHUSTER                      815 Forsyth Street  
Boca Raton, Fl. 33487

ROBERT SHUSTER                      22155 Martella Avenue  
Boca Raton, Fl. 33433

ARTICLE VI - REGISTERED AGENT

The name and street address of the initial registered agent of the Limited Liability Company is:


Robert Shuster  
22155 Martella Avenue  
Boca Raton, Fl. 33433

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

ARTICLE VII - REGISTERED OFFICE


The street address of the initial registered office of the Limited Liability Company is: 22155 Martella Avenue, Boca Raton, Fl. 33433.

By:   
SANFORD SHUSTER

By:   
ROBERT SHUSTER

REGISTERED AGENT ACCEPTANCE

Having been named as registered agent and to accept service of process for the above-stated Limited Liability Company at the address designated in this certificate pursuant to the provisions of section 608.415, Florida Statutes, 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.

By:   
ROBERT SHUSTER  
Registered Agent

Dated: 3/27/00