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B...a R...n, FL 34...
Tel: 561 852 00...
Fax: 561 852 9670
email: rsshedge@cs.com

RSS Sunland Realty, LLC

July 4, 2002

Department of State of Florida
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

900006252299--1
-07/08/02--01064--022
*****60.00 *****60.00

Dear Sir or Madam:

RE: FEI # 65-1005856 Document # L00000003705
Sunland Terrace Apartments, 2100 NE 39th Street, Lighthouse Point, FL 33064

Enclosed please find our completed and signed Articles of Dissolution for a Florida Limited Liability Company. Also, enclosed is our check #530 in the amount of \$60.00 for the following:

\$25.00 Filing Fee

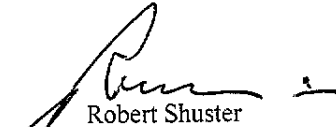
\$30.00 Certified copy


\$ 5.00 Certificate of Status

BK
BK

Thanking you in advance.

Sincerely,


Robert Shuster
Member/Manager


Sanford Shuster
Member/Manager

FILED
02 JUL -8 AM 10:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF DISSOLUTION
FOR
A FLORIDA LIMITED LIABILITY COMPANY

FILED
02 JUL -8 AM 10:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. The name of the limited liability company is RSS Sunland Realty, LLC

2. The effective date of the limited liability company's dissolution is _____

3. A description of the occurrence that resulted in the limited liability company's dissolution pursuant to Osection 608.441, Florida Statutes, (copy of 608.441 on back of cover letter).

The undersigned members of RSS Sunland Realty, LLC hereby desire to dissolve this entity in perpetuity and have no further obligation or affiliation with it.

4. CHECK ONE:

- All debts, obligations and liabilities of the limited liability company have been paid or discharged.
-OR-
- Adequate provision has been made for the debts, obligations and liabilities pursuant to s. 608.4421.

5. All remaining property and assets have been distributed among its members in accordance with their respective rights and interests.

6. CHECK ONE:

- There are no suits pending against the company in any court.
-OR-
- Adequate provision has been made for the satisfaction of any judgment, order or decree, which may be entered against it in any pending suit.

Signatures of the members having the same percentage of membership interests necessary to approve the dissolution:

Signature

Robert Shuster
Stanford Shuster

Typed or Printed name

ROBERT SHUSTER MEMBER/MANAGER
STANFORD SHUSTER MEMBER/MANAGER

Filing Fee: \$25.00