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Fax Number : (850) 922-4003

From:
Account Name : COHEN, CHASE, & HOFFMAN, P.A.
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LIMITED LIABILITY COMPANY

YV 38 ACRES, LLC

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ARTICLES OF ORGANIZATION
OF
YV 38 ACRES, LLC
a Florida Limited Liability Company

The undersigned, desiring to form a Limited Liability Company pursuant to Chapter 608 of the Florida Statutes, hereby states the following:

Article I - Name

The name of the Limited Liability Company is YV 38 ACRES, LLC

Article II - Duration

The period of duration for the Limited Liability Company shall be perpetual.

Article III - Address

The street address of the principal office and the mailing address of the Limited Liability Company is as follows:

1313 Ponce de Leon Boulevard, Suite 300
Coral Gables, Florida 33134

Article IV - Registered Agent

The name and street address of the initial registered agent for service of process on the Limited Liability Company is as follows:

Fredric A. Hoffman
Cohen, Chase & Hoffman, P.A.
9400 South Dadeland Blvd., Suite 600
Miami, Florida 33156

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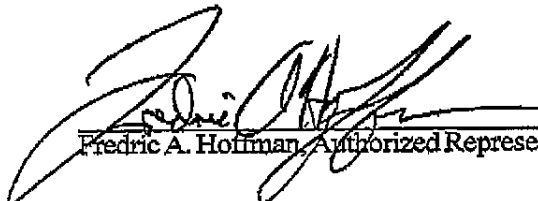
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COHEN, CHASE & HOFFMAN

NO. 266 P. 3/4

The execution of these Articles of Organization by the undersigned constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, these Articles of Organization have been executed by the undersigned, this 16th day of June, 2000.


Fredric A. Hoffman, Authorized Representative

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STATEMENT OF REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OF THE FLORIDA STATUTES, THE UNDERSIGNED SUBMITS THE FOLLOWING STATEMENT ACCEPTING THE APPOINTMENT AS REGISTERED AGENT.

1. The name of the limited liability company is: YV 38 ACRES, LLC
2. The name and address of the registered agent and office is:

Fredric A. Hoffman

(Name)

9400 South Dadeland Boulevard, Suite 600

(P.O. Box not acceptable)

Miami, Florida 33156

(City/State/Zip)

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated above, 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 as provided for in Chapter 608, Florida Statutes.


FREDRIC A. HOFFMAN6/16/00
DATE

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