

L000000 15265



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 926430 5015487

AUTHORIZATION :

Patricia Piguet

COST LIMIT : \$ 155.00

FILED

00 DEC 11 PM 2:18

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : December 11, 2000

ORDER TIME : 11:49 AM

ORDER NO. : 926430-005

CUSTOMER NO: 5015487

CUSTOMER: Ms. Linda P. Greer
White & Brown, P.a.

300003495090--2

Suite 102
9000 Southwest 152 Street
Miami, FL 33157

DOMESTIC FILING

NAME: UNIVERSITY LAND CO., LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165

EXAMINER'S INITIALS:

L00-15265
QR

RECEIVED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2000 DEC 11 PM 1:40
TO ALL INFORMATION
SUFFICIENCY OF FILING

ARTICLES OF ORGANIZATION

of
UNIVERSITY LAND CO. LLC,
a Florida Limited Liability Company

FILED
00 DEC 11 PM 2:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I. NAME.

The name of the Limited Liability Company is: **UNIVERSITY LAND CO. LLC**

ARTICLE II. ADDRESS.

The mailing address and street address of the principal office of the Limited Liability Company is 9000 SW 152nd St., Suite 106, Miami, FL 33157.

ARTICLE III. REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE.

The name and Florida street address of the Registered Agent are:

B. Mackay Brown, Esq.
c/o White & Brown, P.A.
9000 SW 152nd St., Ste. 102
Miami, FL 33157

Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in this Certificate, 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, F.S.



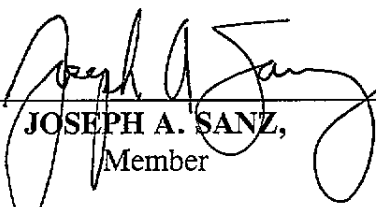
B. MACKAY BROWN

ARTICLE IV. MANAGEMENT

The Limited Liability Company is to be managed by one manager or more managers, and is, therefore a manager - managed company.

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Executed this 8th day of December, 2000.



JOSEPH A. SANZ,
Member