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FAX NO.

P. 01/03

Division of Corporations

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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : SIEGFRIED, KIPNIS, RIVERA, LERNER, DE LA TORRE & MO
Account Number : 076426000767
Phone : (305) 442-3334
Fax Number : (305) 443-3292

AL

LIMITED LIABILITY COMPANY
ROYAL GRIFFIN ESTATES, L.L.C.

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**ARTICLES OF ORGANIZATION
FOR
ROYAL GRIFFIN ESTATES, L.L.C.
(A Florida Limited Liability Company)**

ARTICLE I - Name:

The name of the limited liability company is "ROYAL GRIFFIN ESTATES, L.L.C." "Limited Liability Company").

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall commence on the date on which these Articles of Organization are filed with the Department of State of the State of Florida, and shall be perpetual.

ARTICLE III - Purpose:

The Limited Liability Company is formed to engage in any lawful act or activity for which limited liability companies may be organized under the Florida Limited Liability Company Act (Section 608.401, et seq., Florida Statutes).

ARTICLE IV - Address:

The mailing and street address of the principal office of the Limited Liability Company shall be 9240 S.W. 72ND Street, Suite 216, Miami, Florida 33173.

ARTICLE V - Management/Members:

The Limited Liability Company shall be manager-managed.

ARTICLE VI - Registered Agent:

The registered agent for service of process on the Limited Liability Company shall be SKRLD, Inc., 201 Alhambra Circle, Suite 1102, Coral Gables, Florida 33134.

Mirta M. Iglesias-Thomas
201 Alhambra Circle, Suite 1102
Coral Gables, Florida 33134
(305) 442-3334

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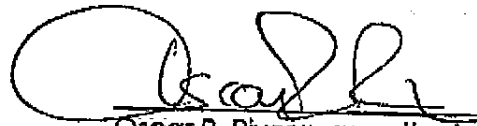
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IN WITNESS WHEREOF, the undersigned hereby affirm under the penalties of perjury that the facts stated hereinabove are true and have executed this instrument as of this ____ day of _____, 2001.



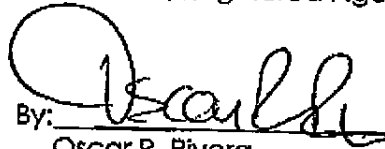
Oscar R. Rivera, as authorized
Representative of the members of the
Limited Liability Company

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Liability Company, SKRLD, Inc. states that it is familiar with and hereby agrees to act in this capacity, and agrees to comply with the obligations of said position.

Dated this ____ day of _____, 2001.

SKRLD, INC., Registered Agent



By: Oscar R. Rivera
Florida Bar No. 329193

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