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ACCOUNT NO. : 072100000032

REFERENCE : 445349 4300A

AUTHORIZATION :

COST LIMIT : \$ 125.00

ORDER DATE : August 27, 2001

ORDER TIME : 10:59 AM

ORDER NO. : 445349-005

CUSTOMER NO: 4300A

CUSTOMER: Beth M. Moskowitz, Legal Asst
Weiner Cummings & Vittoria

4th Floor
1428 Brickell Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: FLORIDA CITY LAND COMPANY, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson - EXT. 1155
EXAMINER'S INITIALS:

Patricia Puyot

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DIVISION OF CORPORATIONS
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TALLAHASSEE, FLORIDA
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TO ACKNOWLEDGE
SUFFICIENCY OF FILING

JB
8-27-01

**ARTICLES OF ORGANIZATION
FOR
FLORIDA CITY LAND COMPANY, LLC**

ARTICLE I - NAME

The name of this limited liability company shall be **FLORIDA CITY LAND COMPANY, LLC.**

ARTICLE II - DURATION

The limited liability company shall have perpetual existence.

ARTICLE III - PURPOSE AND POWERS

Except as restricted by these Articles of Organization, this limited liability company is organized for each and every legal and lawful purpose for which a limited liability company may be organized pursuant to the Florida limited liability company Act.

Except as restricted by these Articles of Organization, this limited liability company shall have and may exercise all powers and rights which a limited liability company may exercise under Florida law or the laws of the United States of America.

ARTICLE IV - PRINCIPAL OFFICE

The mailing address and the street of this limited liability company shall be 1500 San Remo Avenue, Suite 110, Coral Gables, FL 33146.

ARTICLE V - INITIAL REGISTERED AGENT AND OFFICE

The initial registered agent for this limited liability company and the street address of the initial registered agent is:

**Michel S. Jones
1500 San Remo Avenue
Suite 110
Coral Gables, FL 33146**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE VI - ADDITIONAL MEMBERS

This limited liability company may admit additional members subject to approval by unanimous vote of the existing member.

ARTICLE VII - INITIAL MANAGER

This limited liability company shall be managed by one or more managers. This limited liability company shall initially have one manager. The number of managers of this company may be changed in accordance with the regulations of the company. The name and address of the initial manager is as follows:

**Michael S. Jones
1500 San Remo Avenue
Coral Gables, FL 33146**

The initial manager shall serve until the first annual meeting of members or until his successor is elected and qualified or until his death or registration.

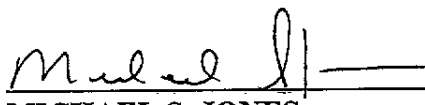
ARTICLE VIII - REGULATIONS

The regulations of this limited liability company may only be adopted, amended, altered or repealed by the unanimous vote of the members.

ARTICLE IX - AMENDMENT

This limited liability company reserves the right to amend, alter or repeal any provisions contained in these Articles of Organization in accordance with the Florida limited liability company Act.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 24 day of August, 2001.


MICHAEL S. JONES
Authorized Representative of the Members

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

The name of the limited liability company is **FLORIDA CITY LAND COMPANY, LLC.**

The name and address of the registered agent and office is:

**Michel S. Jones
1500 San Remo Avenue
Suite 110
Coral Gables, FL 33146**

Having been named as registered agent and to accept service of process for the above-named 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 positions as registered agent.

Date: August 24, 2001.



MICHAEL S. JONES

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA