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ACCOUNT NO. : 072100000032

REFERENCE : 997570   4331939

AUTHORIZATION : *Patricia Pizzuto*

COST LIMIT : $ 155.00

ORDER DATE : April 2, 2003

ORDER TIME : 5:02 PM

ORDER NO. : 997570-005

CUSTOMER NO: 4331939

CUSTOMER: Ms. Susan A. Kozman
Greenberg Traurig, P.a.

401 East Las Olas Boulevard
Ste 2000
Fort Lauderdale, FL 33301

DOMESTIC FILING

NAME: VICTORIA COURTS, LLC

EFFECTIVE DATE:

XX _____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX _____ CERTIFIED COPY

CONTACT PERSON: Ginger Simmons - EXT. 1139
                                    EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
VICTORIA COURTS, LLC
(a Florida limited liability company)

ARTICLE I - Name

The name of the Limited Liability Company is "VICTORIA COURTS, LLC" (the "Company").

ARTICLE II - Principal Office

The mailing address and street address of the principal office of the Company is 15751 Sheridan Street, Suite 187, Fort Lauderdale, Florida 33331.
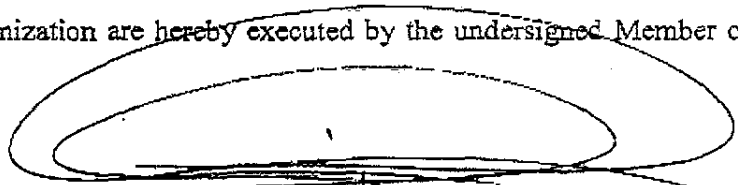
ARTICLE III - Registered Agent

The name of the initial registered agent of the Company is Carlos J. Reyes, and the street address of the Company's initial registered agent is 401 East Las Olas Boulevard, Suite 2000, Fort Lauderdale, Florida 33301.

ARTICLE IV - Management

The Company will be a manager-managed company. The initial Manager shall be Pedro Abigantus.

These Articles of Organization are hereby executed by the undersigned Member of the Company.
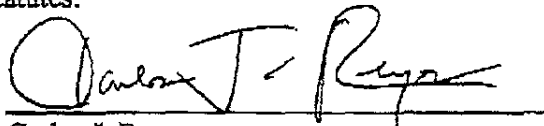
_____
Pedro Abigantus

Acceptance of Appointment of Registered Agent

Carlos J. Reyes, having been named the Registered Agent of VICTORIA COURTS, LLC, hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Chapter 608 of Florida Statutes.

Carlos J. Reyes

Date: 4-2-03

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