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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

HALLANDALE HACIENDA PARTNERS L.L.C.

Certificate of Status	0
Certified Copy	1
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This Document was prepared by:
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ARTICLE OF ORGANIZATION FOR A LIMITED LIABILITY COMPANY

ARTICLE I- Name:

The name of Limited Liability Company is:
HALLANDALE HACIENDA PARTNERS L.L.C.

ARTICLE II- Address:

The mailing address and street address of the principal office of the Limited Liability Company is:
815 N.W. 57th Avenue Suite 405 Miami, Florida 33126

ARTICLE III- Duration: The duration of Hallandale Hacienda LLC shall be governed by the Operating Agreement of the Members

ARTICLE IV- Contributions: The total Contributions by the Member include real properties with a total value of \$1,914,000.00.

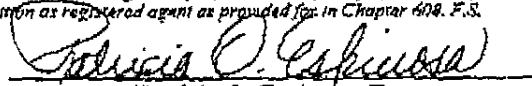
ARTICLE V- Management: The Management of Hallandale Hacienda LLC shall be governed by the Operating Agreement of the Members.


ARTICLE VI- Registered Agent, Registered Office, & Registered Agent's Signature:

The name and the street address of the registered agent are:

PATRICIA O. ESPINOSA ESQ.
815 N.W. 57th Avenue Suite 405
Miami, Florida 33126

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.


Patricia O. Espinosa, Esq.

By: 
Francisco A. Espinosa as President of
BEC Group Services, Inc.-Managing Member
of Hallandale Hacienda Partners LLC

By: 
Jose A. Villegas as President of
JVRP Developers LLC- Managing Member
of Hallandale Hacienda Partners LLC

(In accordance with section 608.108(3), Florida Statutes, the execution of this document constitutes and affirmation under the penalties of perjury that the facts stated herein are true)

FILED
2003 APR 17 AM 3:39
JULIUS J. CORPORATION
TALLAHASSEE, FLORIDA

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