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

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

EFFECTIVE DATE
6-17-03

LIMITED LIABILITY COMPANY

France Development Properties, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
France Development Properties, LLC

Article II. Address

The Company's street and mailing address is:

France Development Properties, LLC
1221 Brickell Avenue, Suite 1100
Miami FL 33131

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Luis Agramunt
1221 Brickell Avenue, Suite 1100
Miami FL 33131

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TALLAHASSEE, FLORIDA

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Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Juris Magister Corporate Services
1221 Brickell Avenue, Suite 1100
Miami FL 33131
305-373-5802

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Article V. Management

This will be a manager-managed company. The name and address of each manager is:

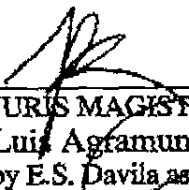
THIBAUT DE SAINT VINCENT
1221 Brickell Avenue, Suite 1100 Miami FL 33131
FREDERIC JOCH
1221 Brickell Avenue, Suite 1100 Miami FL 33131

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Article VI. Company Existence

The Company's existence shall begin effective as of June 17, 2003.

The undersigned authorized representative of a member executed these Articles of Organization on June 18, 2003.



JURIS MAGISTER CORPORATE SERVICES
Luis Agramunt, President
by E.S. Davila as attorney-in-fact

Juris Magister Corporate Services
1221 Brickell Avenue, Suite 1100
Miami FL 33131
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

France Development Properties, LLC

REGISTERED AGENT/OFFICE:

Luis Agramunt
1221 Brickell Avenue, Suite 1100
Miami FL 33131

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



LUIS AGRAMUNT
by E.S. Davila as attorney-in-fact

Date: June 18, 2003

Juris Magister Corporate Services
1221 Brickell Avenue, Suite 1100
Miami FL 33131
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