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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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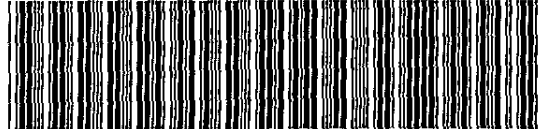
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

LAW OFFICES  
**L. MICHAEL OSMAN, P.A.**

1474-A WEST 84TH STREET  
HIALEAH, FLORIDA 33014-3363

L. MICHAEL OSMAN

TELEPHONE (305) 823-1401  
TELEFAX (305) 362-1843

June 2, 2003

Florida Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32339

Re: Miramar Parkway, L.L.C.

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SECRETARY OF  
TALLAHASSEE, FLORIDA

Dear Sirs:

Enclosed please find original Articles of Organization for Miramar Parkway L.L.C. to be filed in your office. A check in the amount of \$155.00 is enclosed for your required fee.

Please incorporate and provide the undersigned with a certified copy of said Articles.

Very truly yours,



L. Michael Osman

LMO/mu  
Enc.

ARTICLES OF ORGANIZATION FOR  
MIRAMAR PARKWAY PLAZA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

The undersigneds desiring to form a Limited Liability Company, in accordance with the laws of State of Florida, and for the purposes hereinafter set forth, do hereby make these written articles in duplicate and hereby certify:

1. NAME. The name of the Limited Liability Company is:

MIRAMAR PARKWAY PLAZA, LLC

2. DURATION. The period of duration of the company shall be thirty (30) years from the date that these Articles of Organization are filed with the Secretary of State.

3. PURPOSES. The purposes for which the Limited Liability Company is organized shall include:

To own, operate, manage, control and otherwise engage in the business of buying and owning, managing and controlling of real estate and particularly, a multi-tenant shopping center.

To engage in and to do any lawful act concerning any or all lawful business for which Limited Liability Companies may be formed under Florida law. Provided however that the special Florida statutes for the regulation and control of specific types of businesses shall control when in conflict herewith.

4. PRINCIPAL PLACE OF BUSINESS. The mailing address and street address of the principal office of the Limited Liability Company is: 2899 West 2<sup>nd</sup> Avenue, Hialeah, Florida 33010.

5. NAME AND ADDRESS OF REGISTERED AGENT. The name and address of the registered agent of the Limited Liability Company is: L. Michael Osman, 1474-A West 84 Street, Hialeah, Florida 33014.

6. ADDRESS OF REGISTERED OFFICE. The address of the registered office of the Company is: 2899 West 2<sup>nd</sup> Avenue, Hialeah, Florida 33010.

7. ASSET/PROPERTY CONTRIBUTED. The total amount of cash contributed by the organizational members of the Limited Liability Company, as capital, is One Thousand and 00/100ths Dollars (\$1,000.00).

8. ADDITIONAL CONTRIBUTIONS. Members of the Limited Liability Company may make additional contributions to the Limited Liability Company, from time to time, in accordance with the operating agreement.

9. ADDITIONAL MEMBERS. The Members of the Limited Liability Company have the right to admit additional members from time to time, upon unanimous approval. Interests of Members may be transferred or assigned as provided in the Operating Agreement.

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TALLAHASSEE, FLORIDA

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10. RIGHT TO CONTINUE BUSINESS. In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member, or any other occurrence or event which terminates the Membership of a Member in the Limited Liability Company, the members may continue business upon unanimous agreement in accordance with the Operating Agreement. At their election and option, the remaining Members may agree to continue the business.

11. MANAGEMENT. The Limited Liability Company is to be managed by the members and the name and address of the Managing Members are as follows:

Courtyard Apartments Corp.                      50% Interest  
2899 West 2<sup>nd</sup> Avenue  
Hialeah, Florida 33010

Nora Investments, LLC                              25% Interest  
2899 West 2<sup>nd</sup> Avenue  
Hialeah, Florida 33010

N and H Investments, LLC                      25% Interest  
2899 West 2<sup>nd</sup> Avenue  
Hialeah, Florida 33010

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TALLAHASSEE, FLORIDA

12. INTERNAL AFFAIRS. The internal affairs of the Limited Liability Company are set forth in the Operating Agreement of the Limited Liability Company, which shall be provided to all present and subsequent Members of the Limited Liability Company, and shall govern the operation of the Limited Liability Company and its various Members.

IN WITNESS WHEREOF, the parties hereto have executed these Articles of Organization this  
30 day of May, 2003.

Courtyard Apartments Corp.

By: [Signature]  
Nilo Ventura, Jr. - President

Nora Investments, LLC

By: Honorinda Ventura  
Honorinda Ventura  
Sole Managing Member

N and H Investments, LLC

By: [Signature]  
Nilo Ventura, Sr.  
Sole Managing Member

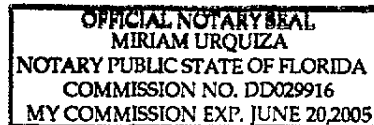
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of May, 2003 by Nilo Ventura, Jr. as President of Courtyard Apartments Corp., (x ) who is personally known to me or ( ) who has produced \_\_\_\_\_, as identification and who did (did not) take an oath.

Miriam Urquiza  
Notary Public, State of Florida

My commission expires:



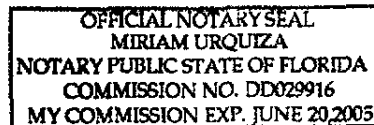
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of May, 2003 by Honorinda Ventura as Sole Managing Member of Nora Investments, LLC (x) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Miriam Urquiza  
Notary Public, State of Florida

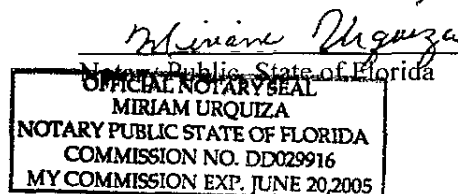
My commission expires:



STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of May, 2003 by Nilo Ventura, Sr. as Sole Managing Member of N and H Investments, LLC (x) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



My commission expires:

REGISTERED AGENT ACCEPTANCE

Having been named as registered agent, I hereby am familiar with and accept the duties and responsibilities as Resident Agent of this Limited Liability Company.

[Signature]  
Registered Agent

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TALLAHASSEE, FLORIDA

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