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ARTICLES OF ORGANIZATION OF HILLSBORO PINES GOLF VENTURES, L.L.C.

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Stantes (1995) Chapter 608, as amended, hereby makes acknowledges and files the following Axticles of Organization.

ARTICLE I

The name of the Limited Liability Company is HILLSBORO PINES GOLF VENTURES, L.L.C. (the "Company").

ARTICLE II

The mailing address and street address of the principal office of the Limited Liability Company is

19600 Presidential Way
North Miami Beach, Florida 33179

ARTICLE III

REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida is:

Steven G. Vitale 32-C S.E. Oscools Street Stuart, FL 34994

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.

IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles of Organization at North Mismi Beach, Musmi-Dade County, Florida, for the foregoing uses and purposes this 7th day of August, 2003.

Peter Vitale, Managing Member

Steven G. Vitale