

**L030000033278**

Florida Department of State  
Division of Corporations  
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To:

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

From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

**LIMITED LIABILITY COMPANY**

**DON COURTYARDS VENTURE, LLC**

|                       |          |
|-----------------------|----------|
| Certificate of Status | 0        |
| Certified Copy        | 1        |
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DIVISION OF CORPORATION

*Handwritten:* 03-11-03

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**ARTICLES OF ORGANIZATION OF  
DON Courtyards Venture, LLC**

The undersigned hereby subscribe these Articles of Organization for the purpose of organizing a limited liability company under the laws of the State of Florida.

**I.  
NAME**

The name of the limited liability company is DON Courtyards Venture, LLC (the "Company").

**II.  
PURPOSE**

The purpose of the Company shall be to conduct all business that a limited liability company can conduct under the laws of the State of Florida.

**III.  
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be 2665 South Bayshore Drive, Suite 200, Miami, Florida 33133.

**IV.  
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Juan T. O'Naghten, whose business address is Suite 200, Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133, which shall be the registered office of this limited liability company.

**V.  
MANAGEMENT BY MEMBER**

This Company shall be manager-managed company. The initial manager shall be Rolando Delgado.

  
Rolando Delgado

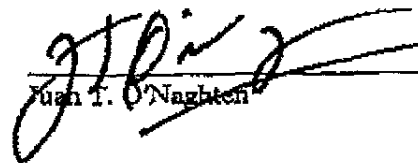
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**STATEMENT OF ACCEPTANCE  
OF  
REGISTERED AGENT OF**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 200 Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: Sept. 03, 2003

  
Juan F. O'Naghten

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