

DEC-08-03 MON 01:07 PM LAZARUS CORPORATION FAX (305) 205-0144 PAGE 1
Division of Corporations

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Florida Department of State
Division of Corporations
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LIMITED LIABILITY COMPANY

770 ISLAND CLUB, L.L.C.

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ARTICLES OF ORGANIZATION

FOR

770 ISLAND CLUB, L.L.C.

ARTICLE I - NAME

The name of the Limited Liability Company is:

770 ISLAND CLUB, L.L.C.

ARTICLE II - ADDRESS

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

3052 S.W. 27 AVENUE, #101
Miami, Florida 33133

ARTICLE III - BUSINESS PURPOSE

The purpose of the Limited Liability Company is to engage in any lawful act or activity for which the limited liability companies may be formed under the Limited Liability Company Act of the State of Florida (the "Act").

ARTICLE IV - MEMBER AND MANAGEMENT OF BUSINESS

The name and addresses of the members of this Limited Liability Company are:

NAME

ADDRESS

RENZO RENZI

3052 S.W. 27 AVENUE, #101
Miami, Florida 33133

The business of this Limited Liability Company shall be managed by the members in a meeting, or by written consent without a meeting. RENZO RENZI is hereby appointed as Managing Member to carry out, subject to the direction of members, the day to day business of this Limited Liability Company.

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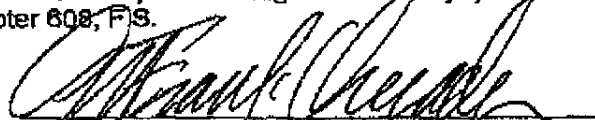
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**ARTICLE V -- REGISTERED AGENT, REGISTERED OFFICE &
REGISTERED AGENT'S SIGNATURE**

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

G. Frank Quesada, Esquire
1313 Ponce De Leon Boulevard, Suite 200
Coral Gables, Florida 33134

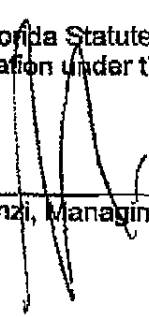
Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all 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.


G. Frank Quesada, Esquire, Registered Agent

ARTICLE VI -- AMENDMENTS

These articles may be amended from time to time by a unanimous written consent of all the members, and the amendment shall be filed, duly signed by all members of this Limited Liability Company, with the Florida Department of State.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)


Renzo Renzi, Managing Member

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