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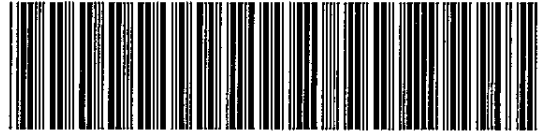
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TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 400764 80690A

AUTHORIZATION :

*Patricia Pajito*

COST LIMIT : \$ 155.00

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TALLAHASSEE, FLORIDA

ORDER DATE : January 19, 2004

ORDER TIME : 11:04 AM

ORDER NO. : 400764-005

CUSTOMER NO: 80690A

CUSTOMER: Evan D. Seif, Esq  
Breier And Seif, P.a.

Suite 1125  
2800 Ponce De Leon Boulevard  
Coral Gables, FL 33134

DOMESTIC FILING

NAME: LC REAL ESTATE SERVICES LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 2935

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF ORGANIZATION OF A  
FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization for such Company:

**ARTICLE I - NAME**

The name of this limited liability company is:

LC Real Estate Services LLC

**ARTICLE II - ADDRESS**

The mailing address and the street address of the principal office of the Company is 2800 Ponce De Leon Boulevard, Suite 1125, Miami, Florida 33134.

**ARTICLE III - INITIAL REGISTERED AGENT**

The name of the initial Registered Agent of the Company is EVAN D. SEIF. The street address of the initial Registered Agent Office is 2800 Ponce De Leon Boulevard, Suite 1125, Coral Gables, Florida 33134.

**ARTICLE IV - MANAGEMENT**

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company.

FILED  
JUN 10 11:05 AM  
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JULIA A. SCOTT, CLERK  
STATE OF FLORIDA

ARTICLE V - AMENDMENTS

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 16 day of January, 2004.

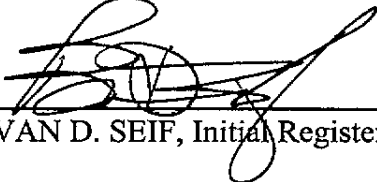
By:   
Evan D. Seif, Esq., Authorized Representative

(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).

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of LC Real Estate Services LLC, as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of LC Real Estate Services LLC.

Date: 1/16/04

  
\_\_\_\_\_  
EVAN D. SEIF, Initial Registered Agent