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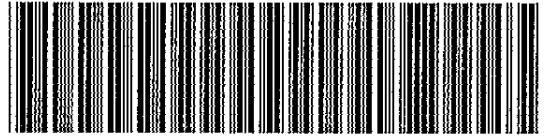
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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 467144 4374271

AUTHORIZATION :

Patricia Pizeto

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ORDER DATE : March 1, 2004

ORDER TIME : 5:14 PM

ORDER NO. : 467144-005

CUSTOMER NO: 4374271

CUSTOMER: David M. Krause, Esq.
Herzfeld & Rubin...

Brickell Bayview Centre
80 Sw 8th Street Suite 1920
Miami, FL 33130

DOMESTIC FILING

NAME: TRIUMPH DEVELOPMENT SUNNY
ISLES, LLC

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Kimberly Moret - EXT.2949

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION FOR
TRIUMPH DEVELOPMENT SUNNY ISLES, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - Name:

The name of the Limited Liability Company is: **TRIUMPH DEVELOPMENT SUNNY ISLES, LLC**

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 1470 N.W. 107 Avenue, Suite C, Miami, Florida 33172.

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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

Martha Moran Famada
1470 N.W. 107 Avenue, Suite C
Miami, Florida 33172

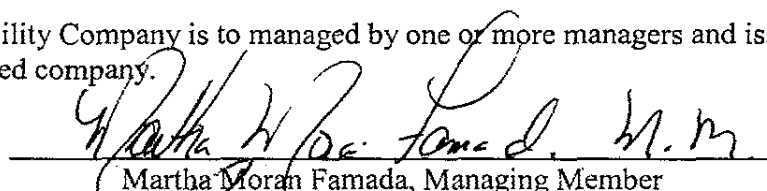
Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all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



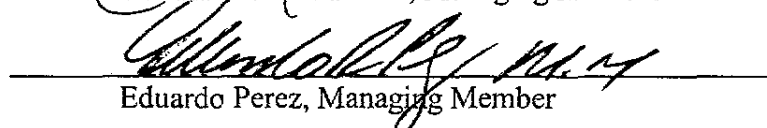
Martha Moran Famada

ARTICLE IV - Management

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

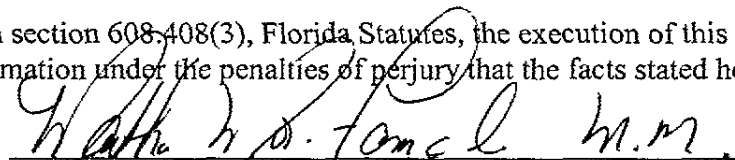


Martha Moran Famada, Managing Member

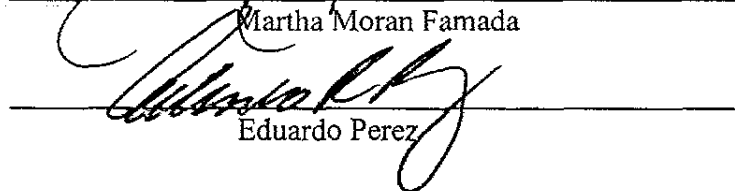


Eduardo Perez, Managing Member

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.



Martha Moran Famada



Eduardo Perez

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