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From:
Account Name : GUTTENMACHER & BOHATCH, P.A.
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY
FORTUNE CONDOS & INVESTMENTS, LLC

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ARTICLES OF ORGANIZATION

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Audit No.: H04000124606 3

FOR

2004 JUN 11 A 10:13

FORTUNE CONDOS & INVESTMENTS, LLC,
a Florida Limited Liability Company

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under § 608 of the Florida Statutes (the Florida Limited Liability Company Act), hereby adopts the following Articles of Organization:

1. **Name.** The name of the Limited Liability Company is: FORTUNE CONDOS & INVESTMENTS, LLC

2. **Address.** The principal address of the Limited Liability Company is: c/o Guttenmacher & Bohatch, 2600 Douglas Road, Penthouse 8, Coral Gables, Florida, 33134. The mailing address of the Limited Liability Company is: c/o Guttenmacher & Bohatch, 2600 Douglas Road, Penthouse 8, Coral Gables, Florida, 33134.

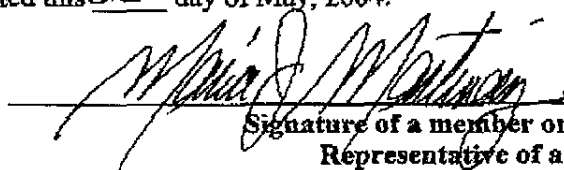
3. **Registered Agent and Office.** The name and street address of the initial registered agent and office for the Limited Liability Company is as follows: John S. Bohatch, Esquire, 2600 Douglas Road, Penthouse 8, Coral Gables, Florida, 33134.

4. **Management of Company.** The Limited Liability Company is to be member-managed. The name and address of the Member who is to manage is:

Name	Address
Fortune Capital Group Limited Partnership	c/o Guttenmacher & Bohatch 2600 Douglas Road, Penthouse 8 Coral Gables, Florida, 33134.

5. **Amendment of Articles of Organization.** Any amendment to these Articles of Organization shall be on such form and contain such terms and provisions as shall be prescribed by the Department of State, shall be consistent with § 608 of the Florida Statutes, and shall be signed and sworn to by the Member of the Limited Liability Company. In the event a new Member is added by such amendment, it shall be also signed by the Member to be added.

Dated this 20 day of May, 2004.



Signature of a member or an authorized
Representative of a member
Maria J. Martinez, General Partner of
Fortune Capital Group Limited Partnership


THIS INSTRUMENT PREPARED BY:
John S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road, Penthouse 8
Coral Gables, Florida 33134
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Audit No.: H040001246063 **ACCEPTANCE OF REGISTERED AGENT**

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Having been named as Registered Agent and to accept service of process for the above stated Limited Liability Company, 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.

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TALLAHASSEE, FLORIDA



JOHN S. BOHATCH
Registered Agent