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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 801219 5030952

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 125.00

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ORDER DATE : July 13, 2004

ORDER TIME : 9:32 AM

ORDER NO. : 801219-005

CUSTOMER NO: 5030952

CUSTOMER: Andrew I. Lewis, Esq.
Phillips, Eisinger & Brown

Suite 265, South
4000 Hollywood Boulevard
Hollywood, FL 33021

DOMESTIC FILING

NAME: RGG PORTICO REALTY, LLC

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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CONTACT PERSON: Heather Chapman - EXT. 2908

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
FOR
RGG PORTICO REALTY, LLC

ARTICLE I.
Name

The name of the limited liability company (the "Company") is:

RGG PORTICO REALTY, LLC

ARTICLE II.
Mailing and Street Address

The mailing address and street address of the Company is 19495 Biscayne Boulevard, Suite 705, Aventura, Florida 33180.

ARTICLE III.
Registered Agent

The name and street address of the initial registered agent of the Company for service of process in the State of Florida is ROBERT N. ROSEN, 19495 Biscayne Boulevard, Suite 705, Aventura, Florida 33180.

ARTICLE IV.
Subscriber

The name and address of the person executing these Articles of Organization as a Member of the Company, is ROBERT N. ROSEN, 19495 Biscayne Boulevard, Suite 705, Aventura, Florida 33180. Said person shall not be liable, in any form or fashion, for any acts or omissions of the Company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 1st day of July, 2004.



ROBERT N. ROSEN

[NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE]

STATE OF FLORIDA)

:ss

COUNTY OF BROWARD)

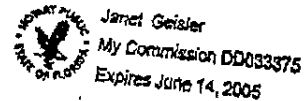
BEFORE ME, a Notary Public authorized in the County and State set forth above, personally appeared ROBERT N. ROSEN, personally known to me, or who has produced _____ as identification, to be the person who, as a Member of the Company, executed the foregoing Articles of Organization of RGG PORTICO REALTY, LLC, and he acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid, this 1 day of July, 2004.

Janet Geisler
NOTARY PUBLIC - State of Florida

Janet Geisler
Name of Notary - Please Print

My Commission Expires:



ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED COMPANY, AT THE PLACE DESIGNATED IN ARTICLE III OF THESE ARTICLES OF ORGANIZATION, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT IT IS FAMILIAR WITH, AND ACCEPTS, THE OBLIGATIONS OF THAT POSITION, AND FURTHER AGREES TO ACT IN THIS CAPACITY, AND TO COMPLY WITH THE COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 7 DAY OF July, 2004.



ROBERT N. ROSEN