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LIMITED LIABILITY COMPANY

Dairy/Eber Investment Group, LLC

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**ARTICLES OF ORGANIZATION
OF
DAIRY/EBER INVESTMENT GROUP, LLC
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 adopt the following Articles of Organization for such Company:

**ARTICLE I
NAME**

The name of the Company is DAIRY/EBER INVESTMENT GROUP, LLC.

**ARTICLE II
ADDRESS**

The mailing address and the street address of the principal office of the Company is 21 Palm Avenue, Miami Beach, Florida 33139.

**ARTICLE III
INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The name and street address of the initial Registered Agent of the Company is BSFA Corporate Services, Inc. at 350 East Las Olas Boulevard, Suite 1000, Fort Lauderdale, Florida 33301.

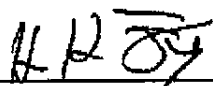
**ARTICLE IV
MANAGEMENT**

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

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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.

Date: July 15, 2004


HENRY H. FOX, Authorized
Representative of Member

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of DAIRY/EBER INVESTMENT GROUP, 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 DAIRY/EBER INVESTMENT GROUP, LLC.

BSPA CORPORATE SERVICES, INC.
Initial Registered Agent

Dated: July 15, 2004

By: 
HENRY H. FOX, Vice President

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