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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY

santiago vitagliano, p.l.l.c.

Certificate of Status	0
Certified Copy	1
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(4)

ARTICLES OF ORGANIZATION  
OF  
SANTIAGO VITAGLIANO, P.L.L.C.

The undersigned, for the purpose of forming a professional limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608 and the relevant portions of F.S. Chapter 621, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the professional limited liability company shall be Santiago Vitagliano, P.L.L.C. ("Company").

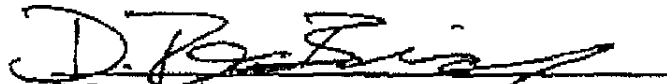
ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 1330 West Avenue, Suite 903, Miami Beach, FL, 33139.

ARTICLE III - REGISTERED AGENT, OFFICE AND AGENT'S SIGNATURE

The name and street address of the registered agent of the Company in the state of Florida is D. Ross Bridger, 80 SW 8<sup>th</sup> Street, Suite 2000, Miami, Florida, 33130.

*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 obligations of my position as registered agent as provided for in Chapter 608, F.S.*

  
D. Ross Bridger

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#### ARTICLE IV - MANAGEMENT

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

#### ARTICLE V - EFFECTIVE DATE

The effective date of the company shall be July 16, 2004.

#### ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The right, if given, to the remaining members to admit additional members and the terms and conditions of the admissions shall be by unanimous consent of the members, so long as the new members shall be licensed to practice Law in the state of Florida.

#### ARTICLE VII - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued conditions of membership of a member in the limited liability company. Such right shall be by unanimous consent by all the remaining members.

#### ARTICLE VIII - SPECIFIC PURPOSE OF COMPANY

The Company is organized for the sole purpose of engaging in Real Estate Activity as permitted under Chapter 475, Florida Statutes.

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IN WITNESS WHEREOF, the undersigned member or authorized representative has made and subscribed these articles of organization at 1330 West Avenue, Suite 903, Miami, Florida, on July 16, 2004.

  
Santiago Vitagliano

(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.)

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