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From: Account Name : FAS-F CORP. AGENTS, INC.
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

Cruz Family Victoria Park Real Estate L16, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**Articles of Organization
of
Cruz Family Victoria Park Real Estate L16, LLC
a Florida Limited Liability Company**

ARTICLE I

The name of the Limited Liability Company ("Company") shall be:

Cruz Family Victoria Park Real Estate L16, LLC

ARTICLE II

The initial street address and mailing address of the principal office of the Company is 3001 S.W. 3rd Avenue, Miami, FL 33129.

ARTICLE III

The name and Florida address of the Company's Registered Agent is:

David E. Marko, Esq.
de la O & Marko, P.A.
3001 S.W. Third Avenue
Miami, Florida 33129

ARTICLE IV

The Company's existence shall be perpetual.

ARTICLE V

The officer(s) and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VI

The power to amend, alter or repeal these Articles of Organization shall be vested in the member(s). The Articles of Organization may be amended, at any time, by a majority vote of the members of the Company.

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TALLAHASSEE, FLORIDA
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In accordance with F.S. 608.408(3), the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated therein are true.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 3rd of January, 2005.



David Everett Marko, Esq.
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for Cruz Family Victoria Park Real Estate L16, LLC at the place designated in the Articles of Organization, 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.



David Everett Marko, Esq.

Date: January 3, 2005

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TALLAHASSEE, FLORIDA