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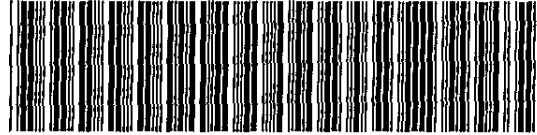
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 200339 4331939

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 155.00

ORDER DATE : February 11, 2005

ORDER TIME : 12:49 PM

ORDER NO. : 200339-015

CUSTOMER NO: 4331939

CUSTOMER: Ms. Suzanne S. Killeen
Greenberg Traurig, P.a.

401 East Las Olas Boulevard
Ste 2000
Fort Lauderdale, FL 33301

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NAME: JV HOLDINGS 1400, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION
OF
JV HOLDINGS 1400, LLC
(a Florida limited liability company)**

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TALLAHASSEE, FLORIDA

Pursuant to Florida Statutes §608.407, the undersigned Member of **JV HOLDINGS 1400, LLC** hereby submits the following Articles of Organization of **JV HOLDINGS 1400, LLC** for the purpose of forming a limited liability company under the laws of the State of Florida.

**ARTICLE I.
Name**

The name of the Limited Liability Company is "**JV HOLDINGS 1400, LLC**" (the "**Company**").

**ARTICLE II.
Principal Office**

The mailing address and street address of the principal office of the Company is: 27 Star Island Drive, Miami Beach, FL 33139.

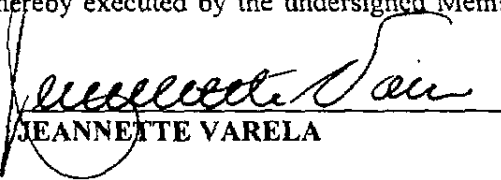
**ARTICLE III.
Registered Agent**

The name of the initial registered agent of the Company is **JEANNETTE VARELA**, and the street address of the Company's initial registered agent is 27 Star Island Drive, Miami Beach, FL 33139.

**ARTICLE IV.
Management**

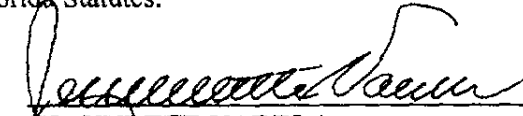
The Company will be a manager-managed company. The initial Manager shall be **JEANNETTE VARELA**.

These Articles of Organization are hereby executed by the undersigned Member of the Company.


JEANNETTE VARELA

Acceptance of Appointment of Registered Agent

JEANNETTE VARELA, having been named the Registered Agent of **JV HOLDINGS 1400, LLC**, hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Chapter 608 of Florida Statutes.


JEANNETTE VARELA
Date: February 11th, 2005