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Division of Corporations
Fax Number : (850)205-0383

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)572-0686
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LIMITED LIABILITY COMPANY

Ron Wood Properties XVI, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Ron Wood Properties XVI, LLC

Article II. Address

The Company's street and mailing address is:
Ron Wood Properties XVI, LLC
14401 SW 94th Court
Miami FL 33176

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Robert Admire, Esq.
Sullivan Admire & Sullivan
2511 Ponce De Leon Blvd., Suite 320
Coral Gables FL 33134

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CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF DADE
FLORIDA

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Robert Admire | FL Bar Member
Sullivan Admire & Sullivan
2555 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
305-444-6121

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Article V. Management

This will be a manager-managed company. The name and address of each manager is:

RONALD THOMAS WOOD
14401 SW 94th Court Miami FL 33176

Article VI. Company Existence

The Company's existence shall begin effective as of March 15, 2005.

The undersigned authorized representative of a member executed these Articles of Organization on March 15, 2005.

A handwritten signature in black ink, appearing to read 'R. Admire', is written over a horizontal line.

ROBERT ADMIRE
by D. Stoutt as attorney-in-fact

Robert Admire | FL Bar Member
Sullivan Admire & Sullivan
2555 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
305-444-6121

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Ron Wood Properties XVI, LLC

REGISTERED AGENT/OFFICE:

Robert Admire, Esq.
Sullivan Admire & Sullivan
2511 Ponce De Leon Blvd., Suite 320
Coral Gables FL 33134

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



ROBERT ADMIRE, ESQ.
by D. Stoutt as attorney-in-fact

Date: March 15, 2005

Robert Admire | FL Bar Member
Sullivan Admire & Sullivan
2555 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
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