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To:

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From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

S&B PROPERTY INVESTMENT, LLC

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ARTICLES OF ORGANIZATION

2005 APR -7 A 10:01

Article I. Name

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The name of this Florida limited liability company is:
S&B PROPERTY INVESTMENT, LLC

Article II. Address

The Company's street and mailing address is:
S&B PROPERTY INVESTMENT, LLC
9990 NW 14th Street
Suite 104
Miami FL 33172

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134

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

Peter A. Gonzalez | FL Bar Member 36919
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134
305-445-0937

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

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

DIANA SANTA MARIA
9990 NW 14th Street Suite 104 Miami FL 33172
DENNIS J. BAUMAN
9990 NW 14th Street Suite 104 Miami FL 33172

Article VII. Company Existence

The Company's existence shall begin effective as of April 6, 2005.

The undersigned authorized representative of a member executed these Articles of Organization on April 7, 2005.



PETER A. GONZALEZ

by K. Sarria as attorney-in-fact

Peter A. Gonzalez | FL Bar Member 36919
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134
305-445-0937

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STATEMENT OF REGISTERED AGENT

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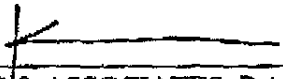
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LIMITED LIABILITY COMPANY:
S&B PROPERTY INVESTMENT, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

REGISTERED AGENT/OFFICE:
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
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.



GONZALEZ & ASSOCIATES, P.A.
by K. Sarria as attorney-in-fact

Date: April 7, 2005

Peter A. Gonzalez | FL Bar Member 36919
Gonzalez & Associates, P.A.
The Colonnade Suite 302
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