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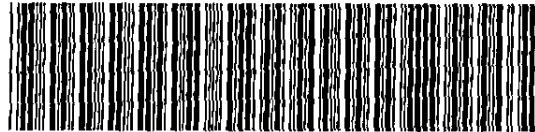
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CORPORATION SERVICE COMPANY

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ACCOUNT NO. : 072100000032

REFERENCE : 348849 7265188

AUTHORIZATION :

Patricia Pizoto

COST LIMIT : \$ 125.00

ORDER DATE : May 2, 2005

ORDER TIME : 11:33 AM

ORDER NO. : 348849-010

CUSTOMER NO: 7265188

CUSTOMER: Ana Nacif
Krinzman, Huss & Lubetsky

Suite 2915
1111 Brickell Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: CUTLER LANDINGS, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 2935

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
CUTLER LANDINGS, LLC
A LIMITED LIABILITY COMPANY**

**ARTICLE I
NAME**

The name of this limited liability company is **CUTLER LANDINGS, LLC**, referred to in these Articles of Organization as the "Company."

**ARTICLE II
ADDRESS**

The mailing and street address of the principal office of the Company is;

8010 Ponce de Leon Road
Coral Gables, Florida 33143

**ARTICLE III
REGISTERED OFFICE AND AGENT**

The name and the Florida street address of the registered agent are:

Krinzman, Huss & Lubetsky
Mellon Financial Center, Suite 2915
1111 Brickell Avenue
Miami, Florida 33131

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 the obligation of my position as registered agent as provided for in Chapter 608, F.S.


Richard N. Krinzman

**ARTICLE IV
MANAGEMENT**

The Company is to be managed by two (2) managers and is, therefore a manager-managed Company and the Co-Managers are:

LEONARD FLUXMAN
8010 Ponce de Leon Road
Coral Gables, Florida 33143

and

PATRICIA FLUXMAN
8010 Ponce de Leon Road
Coral Gables, Florida 33143

The undersigned incorporator, for the purpose of forming a limited liability company under the laws of the State of Florida, has executed these Articles of Organization on this 2nd day of May, 2005.



Richard N. Krinzman, Organizer

(In accordance with Section 608.406(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true.)