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From:

Account Name : WHITE & CASE
Account Number : 075410002143
Phone : (305) 371-2700
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LIMITED LIABILITY COMPANY

Wood Creek and Regency Park, LLC

| | |
|-----------------------|----------|
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**ARTICLES OF ORGANIZATION
OF
WOOD CREEK AND REGENCY PARK, LLC**

Pursuant to Section 608.407, Florida Statutes, the undersigned hereby files these Articles of Organization as follows:

ARTICLE I - NAME

The name of the Limited Liability Company is WOOD CREEK AND REGENCY PARK, LLC.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is c/o Newport Property Ventures, Ltd., 3211 Ponce de Leon Boulevard, Suite 202, Coral Gables, Florida 33134.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal this 6th day of September, 2005.



Frederic L. Levenson,
Authorized Representative

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**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent:

WOOD CREEK AND REGENCY PARK, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated c/o White & Case, LLP., 200 South Biscayne Boulevard, Suite 4900, Miami, Florida 33131, as its initial Registered Office and has named Frederic L. Levenson located at said address as its initial Registered Agent.

By: 

Frederic L. Levenson
Authorized Representative

Having been named Registered Agent for the above stated limited liability company, at the designated Registered Office, the undersigned hereby accepts said appointment and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the obligations of the undersigned's position as registered agent.

By: 

Frederic L. Levenson
Registered Agent

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