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LIMITED LIABILITY COMPANY

CRUZ VICTORIA HILLS PROPERTY HOLDINGS, LLC

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M. Thomas OCT 12 2005

**Articles of Organization
of
Cruz Victoria Hills Property Holdings, LLC
a Florida Limited Liability Company**

ARTICLE I

The name of the Limited Liability Company ("Company") shall be:

Cruz Victoria Hills Property Holdings, LLC

ARTICLE II

The initial street address and mailing address of the principal office of the Company is 3001 SW Third Avenue, Miami, Florida 33129.

ARTICLE III

The name and Florida address of the Company's Registered Agent is:

David E. Marko, Esq.
de la O & Marko, P.A.
3001 S.W. Third Avenue
Miami, Florida 33129

ARTICLE IV

The Company shall be managed by members.

ARTICLE V

The Company's existence shall be perpetual.

ARTICLE VI

The officer(s) and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VII

The power to amend, alter or repeal these Articles of Organization shall be vested in the member(s). The Articles of Organization may be amended, at any time, by a majority vote of the members of the Company.

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In accordance with F.S. 608.408(3), the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated therein are true.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 11th day of October, 2005.



David Everett Marko, Esq.
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for Cruz Victoria Hills Property Holdings, LLC at the place designated in the Articles of Organization, 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 obligations of my position as Registered Agent, as provided for in Chapter 608, F.S.



David Everett Marko, Esq.

Date: October 11, 2005

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