

Division of Corporations

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From:

Account Name : HODGSON RUSS LLP
Account Number : 072720000242
Phone : (561) 394-0500
Fax Number : (561) 394-3862

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Via Mizner Investors, LLC

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A Registered Limited Liability Partnership Including Professional Associations

Please deliver the following pages to:

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From: Marla R. Mayster **Direct Telephone:** 561-862-4126

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Today's Date: Friday, February 24, 2006 10:01:46 AM

Comments:

Please file the attached Articles of Organization of Via Mizner Investors, LLC. Thank you.

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**ARTICLES OF ORGANIZATION
OF
VIA MIZNER INVESTORS, LLC**

**ARTICLE I
NAME**

The name of the limited liability company is Via Mizner Investors, LLC (the "Company").

**ARTICLE II
ADDRESS**

The mailing address and the street address of the principal office of the Company is 22773 Wilderness Way, Boca Raton, Florida 33428.

**ARTICLE III
INITIAL REGISTERED AGENT**

The name and street address of the initial registered agent for service of process of the Company in the State of Florida are:

Mitchell B. Kirschner
22773 Wilderness Way
Boca Raton, FL 33428

IN WITNESS WHEREOF, the undersigned made and executed these Articles of Organization this 24th day of February, 2006.



Mitchell B. Kirschner,
Authorized Representative

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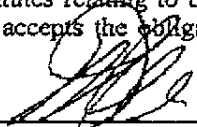
**CERTIFICATE OF DESIGNATION
OF REGISTERED AGENT/REGISTERED OFFICE AGENT**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE BELOW NAMED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is Via Mizner Investors, LLC.
2. The name and Florida street address of the registered agent and office are:

Mitchell B. Kirschner
22773 Wilderness Way
Boca Raton, FL 33428

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, the undersigned hereby accepts the appointment as registered agent 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 its duties, and it is familiar with and accepts the obligations of its position as registered agent.



Mitchell B. Kirschner

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