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FLORIDA/FOREIGN LIMITED LIABILITY CO.

e & j ritz condo, llc

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March 15, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

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**ARTICLES OF ORGANIZATION FOR
E & J RITZ CONDO, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - NAME

The name of the Limited Liability Company is E & J RITZ CONDO, LLC.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is 3191 Coral Way, Suite 303, Miami, Florida 33145.

**ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE
& REGISTERED AGENT'S SIGNATURE**

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

Jose A. Villalobos
AKERMAN SENTERFITT
One S.E. Third Avenue
28th Floor
Miami, Florida 33131

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TALLAHASSEE, FLORIDA

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

Jose A. Villalobos

{M23#0881;1}

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ARTICLE IV - MANAGER(S) OR MANAGING MEMBER(S):

The name and address of each Manager or Managing Member is as follows:

Managing Partner (51%) - JOSE ARMAS - 3191 Coral Way, Suite 303, Miami, Florida
33145

Managing Member (49%) - EDUARDO ALARCON - 3191 Coral Way, Suite 303,
Miami, Florida 33145

REQUIRED SIGNATURE

Signature of a member or authorized representative

(In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true)

JOSE ARMAS

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