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DIVISION OF CORPORATION

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Land Trust 10 LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
LAND TRUST 10 LLC
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I
NAME

The name of the limited liability company is Land Trust 10 LLC (hereinafter, the "Company").

ARTICLE II
MAILING AND PRINCIPAL ADDRESS

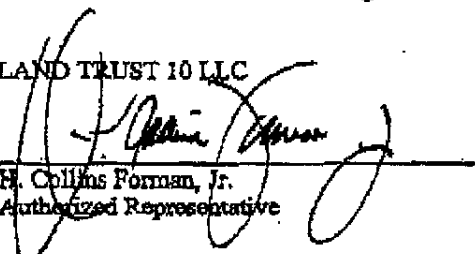
The mailing address and street address of the principal office of the Company is 1323 S.E. Third Avenue, Ft. Lauderdale, Florida 33316.

ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the Company's registered agent are H. Collins Forman, Jr., 1323 S.E. Third Avenue, Ft. Lauderdale, Florida 33316.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 25th day of April, 2006.

LAND TRUST 10 LLC



H. Collins Forman, Jr.
Authorized Representative

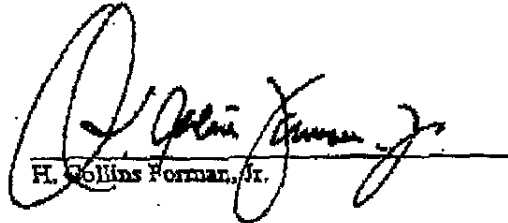
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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

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Having been named as registered agent and to accept service of process for Land Trust 10 LLC at the place designated in Article III of 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.


 H. Collins Perman, Jr.

Dated: 04/25/2006

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