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STEARNS WEAVER MILLER

06/11/2006

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

W/B Land Venture, LLC

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002/003

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ARTICLES OF ORGANIZATION
OF
W/B LAND VENTURE, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE 1

NAME

The name of the limited liability company is W/B Land Venture, LLC (the "Company").

ARTICLE 2

ADDRESS

The mailing address and street address of the principal office of the Company is 2121 Ponce de Leon Boulevard, Suite 1250, Coral Gables, Florida 33134.

ARTICLE 3

DURATION

The period of duration for the Company shall be perpetual.

ARTICLE 4

REGISTERED AGENT

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

Name

Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.

Address

c/o Richard E. Schatz
150 West Flagler Street, Suite 2200
Miami, Florida 33130

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003/003

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of
Organization this 9th day of June, 2006.



Richard E. Schatz

Authorized Representative of Members

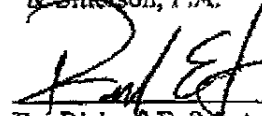
**ACCEPTANCE OF
REGISTERED AGENT**

Having been named as registered agent and to accept service of process for W/B and
Venture, LLC at the place designated in these articles, Stearns Weaver Miller Weissler Alhadeff
& Sitterson, P.A. hereby accepts the appointment as registered agent and agrees to act in this
capacity. It further agrees to comply with the provisions of all statutes relating to the proper and
complete performance of its duties and is familiar with and accepts the obligations of its position
as registered agent.

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Stearns Weaver Miller Weissler Alhadeff
& Sitterson, P.A.



By: Richard E. Schatz, for the Firm

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