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**FLORIDA/FOREIGN LIMITED LIABILITY CO.
ELDORADO COUNTRY CLUB TOWERS RECREATION AREA
COMPANY**

Certificate of Status	0
Certified Copy	1
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C. LEWIS
MAY - 7 2009
EXAMINER

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ARTICLES OF ORGANIZATION
OF
ELDORADO COUNTRY CLUB TOWERS RECREATION AREA COMPANY, LLC
TALLAHASSEE, FLORIDA

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I
NAME OF COMPANY

The name of this limited liability company shall be: Eldorado Country Club Towers Recreation Area Company LLC (the "Company").

ARTICLE II
ADDRESS

The mailing and street address of the Company's principal office is:

141 NE 10 AVENUE
HALLANDALE BEACH, FLORIDA 33009

ARTICLE III
INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Company's initial Registered Agent and Registered Office in the State of Florida shall be:

HOWARD ALLEN COHEN
One Financial Plaza, Suite 1400
100 S.E. Third Avenue
Fort Lauderdale, Florida 33394-0030

ARTICLE IV
BUSINESS PURPOSE

The Company is organized to lease to the Eldorado Country Club Towers North Association, Inc., and the Eldorado Country Club Towers South Association, Inc. (the "Associations") the recreation area leased to the Associations under the following two leases (the "Ground Leases"), to wit:

Lease dated March 8, 1965 by David Gable and Janet Gable, his wife, as Lessor, to Eldorado Country Club Towers North Association, as Lessee, recorded March 8, 1965 in Official Records Book 2975 at page 569, which was re-recorded on March 16, 1965 in Official Records Book 2981 at page 179, as modified by instrument dated March 23, 1965, and recorded March 25, 1965 in Official Records Book 2987 at page 173;

and

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Lease dated September 17, 1965, between David Gable and Janet Gable as Lessor, and Eldorado Country Club Towers South Association, as Lessee, recorded commencing at Official Records Book 3084 at Page 153 as Exhibit F to the Declaration and By-Laws, Eldorado Country Club Towers South, recorded September 17, 1965, in Official Records Book 3084 at Page 131;

All of the Public Records of Broward County, Florida;

Of which Ground Leases the lessors' interests for the life of Calvin T. Lilliston, Jr. are being assigned by Calvin T. Lilliston, Jr., to the Company upon the organization of the Company.

The Company is empowered to collect rent due and to become due under the Ground Leases from the Associations and to discharge all of the obligations and enjoy all of the rights of the lessors under the Ground Leases to the extent of the rights to be assigned by Calvin T. Lilliston, Jr., to the Company.

The Company is also empowered to acquire fee simple title to the Recreation Area and/or to purchase other interests in the Ground Leases as may be beneficial to the Company.

The Company shall have all of the powers of a limited liability company under Chapter 608, *Florida Statutes*, necessary or convenient to accomplish the purposes for which the Company was organized as provided herein.

ARTICLE V MANAGEMENT OF THE COMPANY

The Company is to be managed by two managers, who may be appointed by the members from time to time or as provided in the operating agreement of the Company. Any one of the managers may execute documents and bind the Company. The names and addresses of the initial managers are:

Eugene Monaco

98 Hemingway Avenue
East Haven, CT 06512

Andre Nicole Verret

409-700 Alain
Quebec, P.Q.
G1X-4Y6
CANADA

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THE UNDERSIGNED, the authorized representative of the members of the Company, for the purpose of forming a limited liability company to do business within the State of Florida, make and file these Articles of Organization, hereby declaring and certifying that the facts stated are true.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dated: May 6, 2009

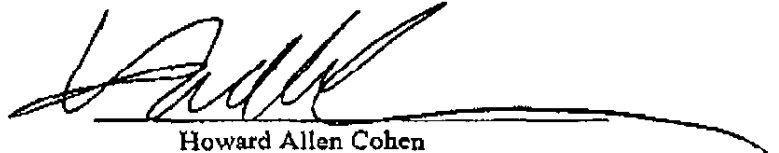


Howard Allen Cohen

Acceptance by Registered Agent

The undersigned hereby accepts the foregoing designation as initial Registered Agent, is familiar with, accepts and agrees to comply with the provisions of law applicable to said designation.

Dated: May 6, 2009



Howard Allen Cohen

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