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From:

Account Name : BERMAN WOLFE & RENNERT, P.A.
Account Number : 076103002011
Phone : (305) 577-4166
Fax Number : (305) 373-6036

SECRETARY OF STATE
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LIMITED LIABILITY COMPANY

CORNERSTONE SABAL ASSOCIATES, L.L.C.

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**ARTICLES OF ORGANIZATION
OF
CORNERSTONE SABAL ASSOCIATES, L.L.C.**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is:

CORNERSTONE SABAL ASSOCIATES, L.L.C.

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

2121 Ponce de Leon Boulevard, PH 2
Coral Gables, Florida 33134

ARTICLE III - Registered Agent / Office

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

BERMAN WOLFE RENNERT VOGEL & MANDLER, P.A.
NationsBank Tower, Suite 3500
100 Southeast Second Street
Miami, Florida 33131-2130
Attention: Leon J. Wolfe, Esq.

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 is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

**BERMAN WOLFE RENNERT VOGEL &
MANDLER, P.A.**

By: 
Leon J. Wolfe, Esq., Vice President

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ARTICLE IV - Management

The Limited Liability Company is to be managed by the managers and the names and addresses of the managers are:

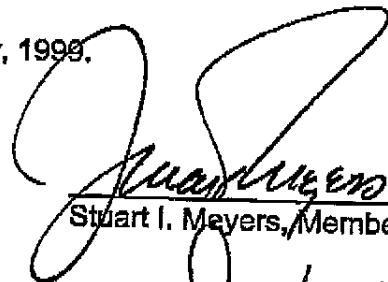
Stuart I. Meyers

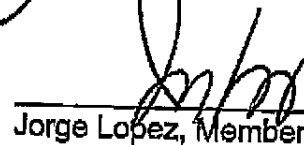
2121 Ponce de Leon Blvd., PH 2
Coral Gables, Florida 33134

Jorge Lopez

2121 Ponce de Leon Blvd., PH 2
Coral Gables, Florida 33134

Executed on this 29 day of November, 1999.


Stuart I. Meyers, Member


Jorge Lopez, Member

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

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