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Division of Corporations

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From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

LIMITED LIABILITY COMPANY

Premier Realty Advisors, LLC

Certificate of Status	1
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

May 18, 2004

CORPORATE CREATIONS INTERNATIONAL INC

SUBJECT: PREMIER REALTY ADVISORS, LLC
REF: W04000019066

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DIVISION OF CORPORATIONS

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Premier Realty Advisors, LLC

Article II. Address

The Company's street and mailing address is:
Premier Realty Advisors, LLC
2001 NW 139 Terrace
Pembroke Pines FL 33028

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Timothy Heil
1861 NW 123rd Avenue
Pembroke Pines FL 33026

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

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Article V. Management

This will be a member-managed company. The name and address of each member is:

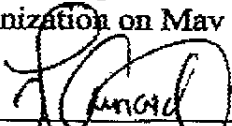
STEVEN W. STENMARK
2001 NW 139 Terrace Pembroke Pines FL 33028

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Article VI. Company Existence

The Company's existence shall begin effective as of May 17, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on May 17, 2004.



CORPORATE CREATIONS INTERNATIONAL INC.
Franco E. Cammarata Vice President and Counsel

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
Premier Realty Advisors, LLC

REGISTERED AGENT/OFFICE:
Timothy Heil
1861 NW 123rd Avenue
Pembroke Pines FL 33026

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I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


TIMOTHY HEIL
by F.E. Cammarata as attorney-in-fact

Date: May 17, 2004

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Miami Beach FL 33139
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