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PICK-UP WAIT MAIL

(Business Entity Name)

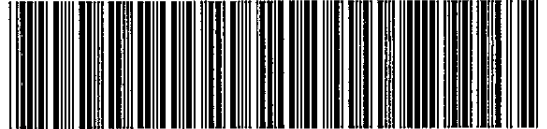
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TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 732423 6954A

AUTHORIZATION : *Debbie Skipper*

COST LIMIT : \$ 155.00

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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : December 1, 2005

ORDER TIME : 10:27 AM

ORDER NO. : 732423-005

CUSTOMER NO: 6954A

DOMESTIC FILING

NAME: 18-26 PIERCE STREET, LLC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Debbie Skipper - EXT. 2948

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION

OF

18-26 PIERCE STREET, LLC

We, the undersigned Members, hereby subscribe to these Articles of Organization in order to form a limited liability company (the "Company") under the laws of the State of Florida pursuant to the provisions of Chapter 608, Florida Statutes.

05 DEC 11 PM 1:10
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TALLAHASSEE, FLORIDA

ARTICLE I

COMPANY NAME

The name of this limited liability company is:

18-26 PIERCE STREET, LLC

ARTICLE II

MAILING ADDRESS AND STREET ADDRESS OF COMPANY

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

2665 LeJeune Road, Suite 408
Coral Gables, Florida 33134

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of the Company in the State of Florida shall be:

1390 Brickell Avenue, Suite 280
Miami, Florida 33131

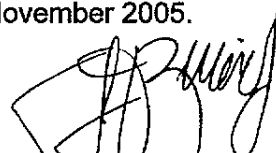
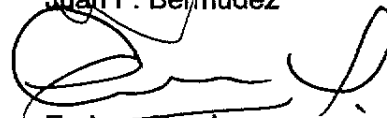
The initial Registered Agent of this Company at that address is Lynn B. Lewis, P.A.

ARTICLE IV

MANAGERS

The initial Managers of the Company are Juan F. Bermudez and Enrique Narciso. The initial Managers shall serve as Managers until successor Manager of the Company are elected and served.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Miami, Florida, this 29 day of November 2005.


Juan F. Bermudez

Enrique Narciso

ACCEPTANCE
OF
REGISTERED AGENT
FOR
18-26 PIERCE STREET, LLC

Having been named as Registered Agent to accept service of process for the above-stated Company, at the location designated herein, I hereby accept the appointment of Registered Agent and agree to act in such capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties. I am familiar with, and accept the obligations of a Registered Agent, as provided in Chapter 608, Florida Statutes.

Lynn B. Lewis, P.A., Registered Agent

By: _____


Lynn B. Lewis, President