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From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

218 santillane condos, llc

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**ARTICLES OF ORGANIZATION OF
218 SANTILLANE CONDOS, LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

**I.
NAME**

The name of the Limited Liability Company is 218 SANTILLANE CONDOS, LLC (the "Company").

**II.
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be 7625 SW 84th Court, Miami, FL 33143.

**III.
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Jose L. Baloyra, Esq., whose business address is Suite 300, 2950 SW 27th Avenue, Miami, Florida 33133, which shall be the registered office of this limited liability company.

**IV.
MANAGEMENT BY MANAGER**

This Company shall be manager-managed company.

**V.
MANAGERS**

The initial Manager of the Company shall be:

Antonio Morales

Manager

Antonio Morales by Jose L. Baloyra, Esq.,
his attorney in fact

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STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
218 SANTILLANE CONDOS, LLC

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 300, 2950 SW 27th Avenue, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: March 22, 2007



Jose L. Baloyra, Esq.

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