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Florida Department of State
Division of Corporations
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To:

Division of Corporations
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From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
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LIMITED LIABILITY COMPANY

1511 on ther river, l.l.c.

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF
1511 ON THE RIVER, L.L.C.

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

1. Name. The name of the limited liability company is 1511 ON THE RIVER, L.L.C. ("Company").

2. Duration. The Company shall exist from the date of filing these Articles with the Department of State until the occurrence of any of the events specified in Florida Statutes Section 608.441, unless continued by the unanimous consent of all of the remaining members.

3. Mailing Address and Street Address. The Company's mailing and street address is 917 SW 122 Avenue, Miami, Florida 33184.

4. Registered Agent and Office. The name of the initial registered agent of the Company is Rodolfo Santayana. The street address of the initial registered agent of the company is 917 SW 122 Avenue, Miami, Florida 33184.

5. Management of the Company. The Company is to be managed by a member-manager.

IN WITNESS WHEREOF, I the undersigned member have signed this Articles of Organization as the initial member-manager and acknowledge them to be my act on this 28TH day of April, 2005.


RODOLFO SANTAYANA

Prepared by:

Roy R. Lustig, Esq
Fla. Bar No. 280070
2600 Douglas Road
Suite 908
Coral Gables, Florida 33134

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

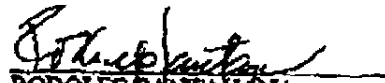
Pursuant to the Provisions of Section 608.415, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designation of the Registered Office/Registered Agent, in the State of Florida.

1. The name of the Limited Liability Company is: 1511 ON THE RIVER, L.L.C.
2. The name and address of the Registered Agent and office is:

Rodolfo Santayana
917 SW 122 Avenue
Miami, Florida 33184

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, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Dated this 28th day of April, 2005


RODOLFO SANTAYANA

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