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FLORIDA/FOREIGN LIMITED LIABILITY CO.

FIRST CONDO MANAGEMENT LLC

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY.

OF

FIRST CONDO MANAGEMENT LLC

ARTICLE I - NAME

The name of the Limited Liability Company is

FIRST CONDO MANAGEMENT LLC

ARTICLE II - ADDRESS

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

8700 W. FLAGLER STREET
STE 165
MIAMI, FL 33174

ARTICLE III - REGISTERED AGENT & REGISTERED AGENT'S SIGNATURE

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

OJ DIAZ
8700 W. FLAGLER STREET
STE 165
MIAMI, FL 33174

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 as provided for in Chapter 408, F.S.



OJ DIAZ

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TALLAHASSEE, FLORIDA

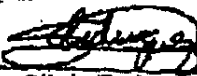
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ARTICLE IV - MANAGER

The name the Florida street address of the manager or managing member is:

MGR:
Silvia Rodriguez
8700 W Flagler Street, Ste 165
Miami, FL 33174


Silvia Rodriguez

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