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February 11, 2000

Via Federal Express

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
409 E. GAINES STREET
TALLAHASSEE, FL 32399

Re: 27th Avenue Station, LLC

000003134520--0
-02/14/00--01090--021
****133.75 ****133.75

Dear Sir or Madam:

Enclosed please find one original and one duplicate original of the Articles of Organization for the above-referenced limited liability company. Also enclosed is a check in the amount of \$133.75, in payment of the filing fee. Please file the original Articles, certify the duplicate original document and return that certified duplicate original to me in the Federal Express mailer envelope provided.

Name	document and return that certified duplicate original to me in the Federal Express mailer envelope provided.
Availability	
Document Examiner	Thank you for your assistance with this matter.
Updater	DCC
Notifier	
Verifier	DCC
Notified	DEH:dh DCC
Enclosures	
W. P. Verifier	Philip J. Morgan, Esq.

Very truly yours,

David F. Hanley
DAVID F. HANLEY

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DIVISION OF CORPORATIONS
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**ARTICLES OF ORGANIZATION
OF
27TH AVENUE STATION, LLC**

The undersigned, intending to form a limited liability company under the Florida Limited Liability Company Act, declares that the following Articles of Organization shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME**

This name of the limited liability company shall be 27th Avenue Station, LLC.

**ARTICLE II
ADDRESS**

The street address and mailing address of the principal office of this limited liability company shall be:

2664 N. Dixie Highway
Wilton Manors, FL 33334

**ARTICLE III
DURATION**

The duration of this limited liability company shall be perpetual, unless dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE IV
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The name of this limited liability company's initial registered agent is Philip J. Morgan, Esq., and the address of the initial registered agent is 200 East Las Olas Boulevard, Suite #1800, Fort Lauderdale, Florida 33301.

**ARTICLE V
MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

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DIVISION OF CORPORATIONS
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A member's interest in the limited liability company may not be sold or otherwise transferred without first obtaining the unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in this limited liability company, the remaining members shall have the right to continue the business if they unanimously consent to such continuation.

ARTICLE VI PURPOSES AND POWERS

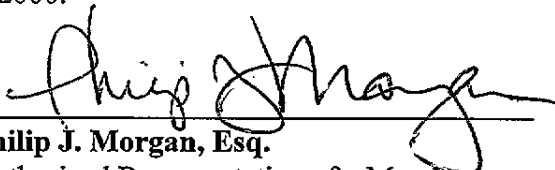
The purpose of this limited liability company is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VII MANAGEMENT

Management of this limited liability company is reserved to its members. Each member shall be entitled to vote his percentage interest in this limited liability company on each matter submitted to a vote at a meeting of members. The affirmative vote of fifty-one percent (51%) of the members' interest in this limited liability company shall be the act of the members.

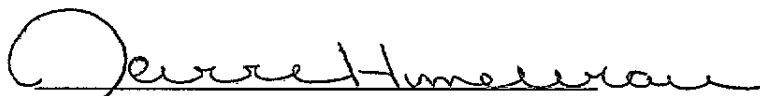
The undersigned, being an authorized representative of a member of this limited liability company, hereby certifies that this instrument constitutes the Articles of Organization of 27th Avenue Station, LLC.

Executed on this 10th day of February, 2000.


Philip J. Morgan, Esq.
Authorized Representative of a Member

The foregoing instrument was acknowledged before me this 10th day of February, 2000, by Philip J. Morgan, Esq., who is personally known to me, and who did not take an oath, and who acknowledged before me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.




Debbie Himelblau
Notary Public - State of Florida

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DIVISION OF CORPORATIONS
00 FEB 14 PM 16

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE**

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DIVISION OF CORPORATIONS
00 FEB 14 PM 1:16

STATE OF FLORIDA : _____

: SS

COUNTY OF BROWARD : _____

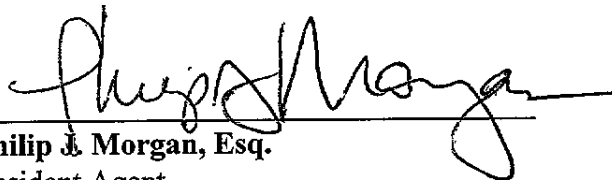
Pursuant to the provisions of Florida Statutes Sections 608.415 and 608.407(1)(d), 27th Avenue Station, LLC submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is 27th Avenue Station, LLC.

The name of the registered agent for 27th Avenue Station, LLC is Philip J. Morgan, Esq., and the street address of the office where the agent is located is 200 East Las Olas Boulevard, Suite #1800, Fort Lauderdale, FL 33301.

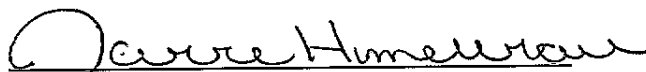
This statement is to acknowledge that, as indicated above, 27th Avenue Station, LLC has appointed me, Philip J. Morgan, Esq., as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the property and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated this 10th day of February, 2000.



Philip J. Morgan, Esq.
Resident Agent

The foregoing instrument was acknowledged before me this 10th day of February, 2000, by Philip J. Morgan, Esq., who is personally known to me, and who did not take an oath, and who acknowledged before me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.



Debbie Himelblau
Notary Public - State of Florida