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Michelle A. Pivar
Professional Association

Suite 101 - Galloway 64 Building
6401 S.W. 87th Avenue
Miami, Florida 33173

Tel. (305) 271-6800
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July 7, 2000

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: S.W. 96th Street Realty, a Limited Liability Company
Our File No. 104.001

Gentlemen:

Enclosed is our trust account check #1446 in the amount of 155.00, along with the Articles of Organization, Affidavit of Membership and Contributions, and Certificate of Designation of Registered Agent/Registered Office for the referenced limited liability company.

Please return a certified copy to:

Michelle A. Pivar, P.A.
6401 S.W. 87th Avenue
Suite 101
Miami, FL 33173

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****155.00 ****155.00

Sincerely,

M. Pivar

MICHELLE A. PIVAR

MAP/ag

Enclosures

Name Availability	
Document Examiner	DCC
Updater	DCC
Updater Verifier	DCC
Acknowledgement	DCC
W. P. Verifier	DCC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Michelle A. Pivar GAVE
AUTHORIZATION BY PHONE TO
CORRECT Article 4
DATE 7/11/00
DOC. EXAM. dec

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4 pages

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ARTICLES OF ORGANIZATION
OF
S.W. 96th Street Realty, a Limited Liability Company

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be S.W. 96th Street Realty, a Limited Liability Company ("company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the company Brenner, 10900 S.W. 106th Avenue, Miami, FL 33176.

ARTICLE III -- DURATION

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State or on another effective date as specified. The company's existence shall be perpetual, unless the company is dissolved earlier as provided in these articles of organization or in the regulations.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the state of Florida are Jay Brenner, 10900 S.W. 106th Avenue, Miami, FL 33176.

ARTICLE V -- CAPITAL CONTRIBUTIONS

The members of the company shall contribute to the capital of the company the cash or property.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members, or as provided in the regulations.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

Except as set forth in the regulations, no additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his

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or her interest in the company as set forth in the regulations of the company, and the transferee shall have the right to participate in the management of the business and affairs of the company or become a member unless otherwise set forth in the regulations.

ARTICLE VIII -- MEMBERS' RIGHT TO CONTINUE BUSINESS

The company shall not be dissolved on the death, bankruptcy, or dissolution of a member or manager, but shall be dissolved as is set forth in the regulations.

ARTICLE IX -- MANAGEMENT

The company shall be managed by a manager in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the initial manager of the company are Jay Brenner, 10900 S.W. 106th Avenue, Miami, FL 33176.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these articles of organization at Miami, Florida, on July 7, 2000.

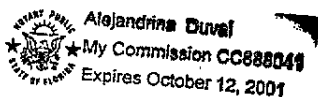
Jay Brenner
Jay Brenner

STATE OF FLORIDA)
)ss
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 7 day of July, 2000 by Jay Brenner, who is personally known to me.

Alejandra Duval
Notary Public, State of Florida at Large

My Commission Expires:



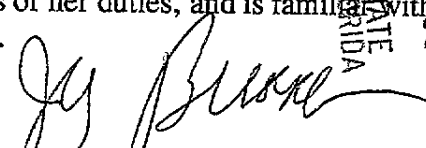
CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE

Under the provisions of F.S. 608.414 or 608.507, S.W. 96th Street Realty, a Limited Liability Company, submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is S.W. 96th Street Realty, a Limited Liability Company
2. The name and street address of the registered agent in Florida are:

Jay Brenner
10900 S.W. 106th Avenue
Miami, FL 33176


The undersigned, being the person named in the articles of organization of S.W. 96th Street Realty, a Limited Liability Company, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.



Jay Brenner

STATE OF FLORIDA)
)ss
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 7th day of July, 2000 by Jay Brenner, who is personally known to me.



Notary Public, State of Florida

Commission Expires:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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