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Florida Department of State
Division of Corporations
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LIMITED LIABILITY COMPANY

151 NE 41 ST., L.L.C.

Certificate of Status	0
Certified Copy	1
Page Count	03
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ARTICLES OF ORGANIZATION
OF
151 NE 41 ST., L.L.C.

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TALLAHASSEE, FLORIDA

ARTICLE I

The name of the limited liability company formed hereby is 151 NE 41 ST., L.L.C. (the "Limited Liability Company").

ARTICLE II

The duration of the Limited Liability Company shall be perpetual.

ARTICLE III

The principal office and mailing address of the Limited Liability Company shall be as follows:

100 S.E. 2nd Street, 17th Floor
Miami, Florida 33131

ARTICLE IV

The Registered Agent of the Limited Liability Company and his street address in the State of Florida are as follows:

Fred K. Lickstein, Esq.
100 S.E. 2nd Street, 17th Floor
Miami, Florida 33131

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ARTICLE V

The Limited Liability Company shall be managed by Managing Members.

Fred K. Lickstein
Fred K. Lickstein,
as Authorized Representative of the Members

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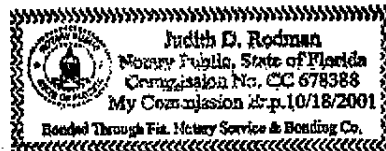
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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before me personally appeared Fred K. Lickstein, as Authorized Representative of the Members, who is personally known to me, or who produced _____ as identification, to be the person who executed the foregoing Articles of Organization.

In witness whereof I have hereunto set my hand and official seal this 25 day of January, 2001.

Judith D. Rodman
Notary Public
Print Name: JUDITH D. RODMAN
My Commission expires: 10/18/2001



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**CERTIFICATE OF DESIGNATION
OF RESIDENT AGENT AND
ACCEPTANCE OF DESIGNATION**

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Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned limited liability company organized under the laws of the state of Florida, submits the following statement in designating its Registered Office and Registered Agent in the State of Florida:

1. The name of the limited liability company is 151 NE 41 ST., L.L.C.
2. The name and address of the Registered Agent and Office is:

Fred K. Lickstein, Esq.
100 S.E. 2nd Street, 17th Floor
Miami, Florida 33131

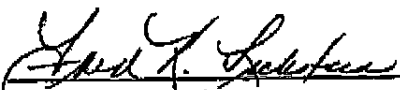
Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in the Certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as Registered Agent.



Fred K. Lickstein, Registered Agent

Date: January 25, 2001

151 NE 41 ST., L.L.C.



Fred K. Lickstein,
as Authorized Representative
of the Members

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