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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

16911 property holdings, llc

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$155.00

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**ARTICLES OF ORGANIZATION FOR
16911 PROPERTY HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

2

Article 1: Name of the Limited Liability Company:
16911 PROPERTY HOLDINGS, LLC

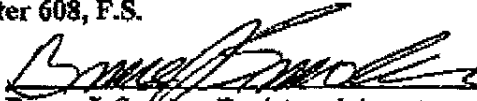
Article 2: Street Address and Mailing Address 21211 N.E. 23rd Avenue
of Limited Liability Company: Miami, Florida 33180

Article 3: REGISTERED AGENT, REGISTER OFFICE, & REGISTERED
AGENT'S SIGNATURE:

Name: Bruce J. Smoler, Esq.
Address of the registered agent: 2611 Hollywood Boulevard
Hollywood, Florida 33020

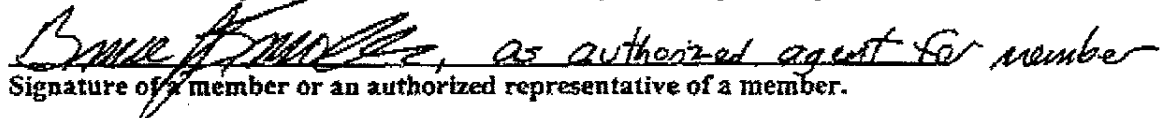
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& ALLIANCE, FLORIDA

Having been named as registered agent and to accept service of process for the above state 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 608, F.S.

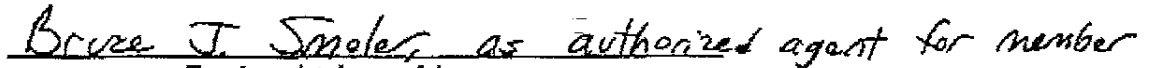

Bruce J. Smoler, Registered Agent
Date: 11/6/02

Article 4: Management (Check box if applicable):

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company.


Signature of a member or an authorized representative of a member.

(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.)


Typed or printed name of signer

Prepared By: Bruce J. Smoler
Florida Bar No. 821918
Smoler, Lerman, Bente & Whitebook, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020
Telephone (954) 922-2811

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