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Florida Department of State
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To:
Division of Corporations
Fax Number : (850) 205-0383

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATION

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LIMITED LIABILITY COMPANY

FLAMINGO REALTY LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
FLAMINGO REALTY LLC

Article II. Address

The Company's street and mailing address is:
FLAMINGO REALTY LLC
1500 Bay Road
Unit 1214
Miami Beach FL 33139

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Article III. Registered Agent

The name and street address of the Company's registered agent is:
Emanuel Benjamin
1500 Bay Road
Unit 1214
Miami Beach FL 33139

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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Article V. Management

This will be a manager-managed company. The name and address of each manager is:

ALBERT NAE
1500 Bay Road Unit 1214 Miami Beach FL 33139

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Article VI. Company Existence

The Company's existence shall begin effective as of December 4, 2002.

The undersigned authorized representative of a member executed these Articles of Organization on December 4, 2002.



CORPORATE CREATIONS INTERNATIONAL INC.
Stephen T. Samuel Vice President

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
FLAMINGO REALTY LLC

REGISTERED AGENT/OFFICE:

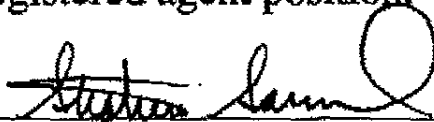
Emanuel Benjamin
1500 Bay Road
Unit 1214
Miami Beach FL 33139

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TALLAHASSEE, FLORIDA

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I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



EMANUEL BENJAMIN

by S.T. Samuel as attorney-in-fact

Date: December 4, 2002

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0688

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