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Division of Corporations

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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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LIMITED LIABILITY COMPANY

Byron 76 Apartments, LLC

LOB-12432
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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Byron 76 Apartments, LLC

Article II. Address

The Company's street and mailing address is:

Byron 76 Apartments, LLC
690 Lincoln Road
Suite 203
Miami Beach FL 33139

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Paul Sorota
690 Lincoln Road
Suite 203
Miami Beach FL 33139

Richard M. Whitebrook, Esq. | FL Bar Member 772135
Richard M. Whitebrook, P.A.
2775 Sunny Isles Boulevard, Suite 118
North Miami Beach FL 33160
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Article IV. Management

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

PAUL SOROTA
690 Lincoln Road Suite 203 Miami Beach FL 33139
KENNETH D. PITTMAN
162 Columbus Avenue Boston MA 02116

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Article V. Company Existence

The Company's existence shall begin effective as of April 7, 2003.

The undersigned authorized representative of a member executed these Articles of Organization on April 7, 2003.



RICHARD M. WHITEBROOK, ESQ.
by V. Cine as attorney-in-fact

Richard M. Whitebrook, Esq. | FL Bar Member 772135
Richard M. Whitebrook, P.A.
2775 Sunny Isles Boulevard, Suite 118
North Miami Beach FL 33160
305-932-2000

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Byron 76 Apartments, LLC

REGISTERED AGENT/OFFICE:

Paul Sorota
690 Lincoln Road
Suite 203
Miami Beach FL 33139

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.



PAUL SOROTA
by V. Cine as attorney-in-fact

Date: April 7, 2003

Richard M. Whitebrook, Esq. | FL Bar Member 772135
Richard M. Whitebrook, P.A.
2775 Sunny Isles Boulevard, Suite 118
North Miami Beach FL 33160
305-932-2000

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