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FILED
2003 MAY 23 PM 12:26
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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RECEIVED
03 MAY 23 AM 10:50
DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

CELEB REALTY, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

J. BRYAN MAY 23 2003

3

ARTICLES OF ORGANIZATION OF

CELEB REALTY, LLC

The undersigned hereby executes these Articles for the purpose of forming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further declares that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company (the "Company").

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CORPORATION
STATE OF FLORIDA

ARTICLE I

NAME

The name of the Company shall be CELEB REALTY, LLC.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS

The mailing address and street address of the principal office of the Company is 1678 NE 205 Terrace, Miami, Florida 33179.

ARTICLE III

REGISTERED OFFICE AND
REGISTERED AGENT &
REGISTERED AGENT'S SIGNATURE

The name and the Florida street address of the registered agent is:

M & W Agents, Inc.
2101 Corporate Blvd., Suite 107
Boca Raton, FL 33431

Having been named as registered agent and to accept service of process for the above stated 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

Donald R. Tescher, Esq.
Tescher Chaves Rubin & Forman, PA
2101 Corporate Blvd., Suite 107
Boca Raton, Florida 33431
(561) 998-7847
Fla. Bar No. 121086

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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 605, F.S.


Registered Agent's Signature

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ARTICLE IV

MANAGEMENT

The Company is to be a manager-managed Company.

ARTICLE V

DURATION

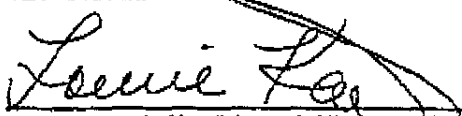
The Company shall commence upon filing of these Articles and shall continue in perpetuity unless sooner terminated by operation of law or agreement among the Company's members.

-00-

The undersigned, being the original member of the Company, hereby certifies that the foregoing constitutes the Articles of Organization of CELEB REALTY, LLC.

Executed by the undersigned on May 22, 2003.

MANAGER:


LONN B. KANTOR a/k/a LONNIE KANTOR
member

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