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TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

FILED
03 JUN 24 PM 1:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SUBJECT: 280, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.
Please return all correspondence concerning this matter to the following:

Fernando S Aran
(Name of Person)

Aran Correa & Guarch
(Firm/Company)

710 South Dixie Highway
(Address)

Coral Gables, Florida 33146
(City/State and Zip Code)

For further information concerning this matter, please call:

Fernando S Aran at (305) 665-3400
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

**ARTICLES OF ORGANIZATION
FOR FLORIDA LIMITED LIABILITY COMPANY**

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03 JUN 24 PM 1:34

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - Name

The name of the Limited Liability Company is:
280, L.L.C.

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company in the State of Florida is **710 South Dixie Highway, Coral Gables, Florida 33146**. The Board of Managers may from time to time move the principal office to another address in Florida.

ARTICLE III - Duration

This Limited Liability Company is to exist perpetually. The remaining members may vote to continue the Limited Liability Company's business without regard to the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

ARTICLE IV - Management

The Limited Liability Company is to be managed by a member and the name and address of the managing member is:

<u>Name</u>	<u>Address</u>
ACGG 280, INC.	710 South Dixie Highway Coral Gables, FL 33146

ARTICLE V - Membership

Initially, the Limited Liability Company shall have two members. The name, address and percentage membership interests are:

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<u>Name</u>	<u>Address</u>	<u>Interest</u>
ACGG 280, INC.	710 South Dixie Highway Coral Gables, FL 33146	50%
BH 280, L.L.C.	2901 SW 8 th Street Miami, FL 33135	50%

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TALLAHASSEE, FLORIDA

All memberships shall be payable in cash, notes or other property at a valuation to be fixed by the Board of Managers at a meeting called for that purpose. Property may be purchased or paid for with memberships at a just valuation to be fixed by the Board of Managers. The members by unanimous vote may sell further memberships as they deem necessary at a price to be determined in their discretion. Any new membership interests shall reduce the existing percentages pro-rata. However, whenever new membership interests are sold the existing members shall have preemptive rights.

ARTICLE VI - Admission of Additional Members

The right, if given, of the remaining members to admit additional members and the terms and conditions of the admissions shall be set forth in the Regulations adopted by the members.

ARTICLE VII - Members Rights to Continue Business

The right, if given, of the remaining members of the Limited Liability Company to continue the business (on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company) shall be set forth in the Regulations adopted by the members.

ARTICLE VIII - Initial and Authorized Capital

The amount of capital with which this Limited Liability Company will begin business is not less than \$100.00 to be contributed as set out in Article V. The authorized capital shall be \$1,000,000.00, but may be increased by amending these articles as provided in Article IX.

ARTICLE IX - Amendment

These Articles of Organization may be amended in the manner provided by law. Every amendment shall be approved at a members' meeting by a unanimous vote of the membership entitled to vote thereon, unless all the managers and all the members sign a written statement manifesting their intention that a certain amendment of these Articles of Organization be made.

ARTICLE X - Registered Office and Registered Agent

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That 280, L.L.C., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Organization at the County of Miami-Dade, State of Florida, hereby designates Fernando S. Aran as its Registered Agent, to accept services within the State. The street address of the registered office of the Limited Liability Company shall be 710 South Dixie Highway, Coral Gables, Florida 33146. FILED
JUN 11 2003
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the hand and seal of the members in Miami-Dade County, State of Florida, this 10th day of June, 2003.

280, L.L.C.

By ACGG, INC., its managing member

By:


Oscar A. Garcia, President

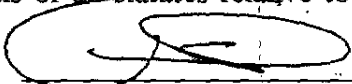
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHO PROCESS MAY BE SERVED.

FILED
JUN 18 2003
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That 280, L.L.C., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the County of Miami-Dade, State of Florida, has named Fernando S. Aran, as its Agent to accept service of process within Florida.

Having been named to accept service of process for the above stated Limited Liability Company, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Fernando S. Aran
Registered Agent

JUNE 18, 2003
Date