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2003 AUG 11 PM 2:50

CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA

W03-2126

J. BRYAN JUL 28 20

J. BRYAN AUG 13 2003

KOCHMAN & BRAUN PLC

Ronald S. Kochman
Also admitted in New York

Keith B. Braun
Also admitted in Michigan

Maura A. Ziska

Esperante'
222 Lakeview Avenue, Suite 950
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

July 21, 2003

Registration Section
Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

FILED
2003 AUG 11 PM 2:50
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

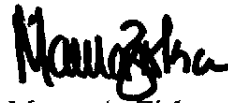
Re: **240 Miramar LLC**

Dear Sir/Madam:

Enclosed, for filing, is an original and one (1) copy of the Articles of Organization for 240 Miramar LLC. Also enclosed is our check in the amount of \$155.00, which sum represents the filing and certified copy fees.

If you have any questions regarding the foregoing, please call me.

Sincerely,



Maura A. Ziska

MAZ/dw
Enclosures
24436



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 28, 2003

MAURA A. ZISKA
KOCHMAN & BRAUN PLC
222 LAKEVIEW AVENUE, STE. 950
WEST PALM BEACH, FL 33401

SUBJECT: 240 MIRAMAR LLC
Ref. Number: W03000021260

FILED
2003 AUG 11 PM 2:50
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for 240 MIRAMAR LLC and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6043.

Joey Bryan
Document Specialist

Letter Number: 503A00043583

ARTICLES OF ORGANIZATION

OF

240 MIRAMAR LLC

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, hereby forms a Limited Liability Company under the laws of the State of Florida.

ARTICLE I. NAME

The name of the Limited Liability Company shall be 240 MIRAMAR LLC.

ARTICLE II. ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is 1919 North Lakeside Drive, Lake Worth, Florida, 33460.

The street address of the initial registered office of the corporation is c/o Kochman & Braun, PLC, 222 Lakeview Avenue, Suite 950, West Palm Beach, Florida 33401, and the name of the initial registered agent of the Limited Liability Company at that address is Maura A. Ziska, Esq.

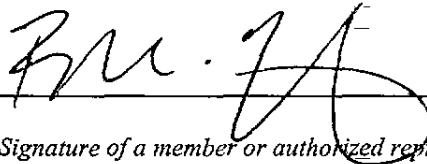
ARTICLE III. TERM OF EXISTENCE

This Limited Liability Company is to exist perpetually.

ARTICLE IV. MANAGEMENT

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

Burton S. Minkoff
1919 North Lakeside Drive
Lake Worth, Florida 33460



Signature of a member or authorized representative of a member.

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED
2003 AUG 11 PM 2:50
CLERK OF CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

FILED
2003 AUG 11 PM 2:51
CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/ REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is 240 MIRAMAR LLC.
2. The name and address of the registered agent and office is:

Maura A. Ziska, Esq.
Kochman & Braun, PLC
222 Lakeview Avenue, Suite 950
West Palm Beach, FL 33401

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, the undersigned hereby accepts the appointment as registered agent and agree to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

By:

Maura Ziska
Maura A. Ziska, Esq.

July 15, 2003