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To:
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Fax Number : (850) 205-0383

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

EFFECTIVE DATE
12-10-03

LIMITED LIABILITY COMPANY

900 Collins Avenue, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
900 Collins Avenue, LLC

Article II. Address

The Company's street and mailing address is:
900 Collins Avenue, LLC
1810 Michigan Avenue
Miami Beach FL 33139

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134

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.

I FL Bar Member
Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134
305-445-0937

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Article V. Management

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

RITA STARR
1810 Michigan Avenue Miami Beach FL 33139
IVOR HANO
1810 Michigan Avenue Miami Beach FL 33139

Article VI. Company Existence

The Company's existence shall begin effective as of December 10, 2003.

The undersigned authorized representative of a member executed these Articles of Organization on December 11, 2003.



GONZALEZ & ASSOCIATES, P.A.
by V. Cine as attorney-in-fact

I FL Bar Member
Gonzalez & Associates, P.A.
The Colonnade Suite 302
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

900 Collins Avenue, LLC

REGISTERED AGENT/OFFICE:

Gonzalez & Associates, P.A.
The Colonnade Suite 302
2333 Ponce de Leon Blvd.
Coral Gables FL 33134

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.



GONZALEZ & ASSOCIATES, P.A.
by V. Cine as attorney-in-fact

Date: December 11, 2003

FL Bar Member
Gonzalez & Associates, P.A.
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