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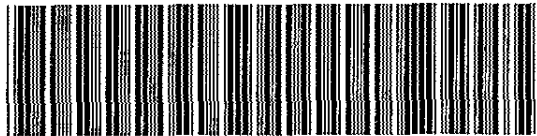
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BRYAN JAN 5 2004

LAW OFFICES
GELB & SPATZ

3400 SOUTHWEST, THIRD AVENUE
MIAMI, FLORIDA 33145

MONROE GELB (RETIRED, 2003)
CARL A SPATZ

MIAMI (305) 856-0233
BROWARD 1 (888) 698-8483
FAX NO. (305) 856-9116
E-MAIL: spatzc@bellsouth.net

December *23*, 2003

By Fed Ex

Secretary of State
Division of LLC's
409 East Gaines Street
Tallahassee, FL 32399

Re: Formation of 163rd Street Apts, LLC

Dear Sir or Madam:

In reference to filing of the captioned LLC, please find enclosed herewith the original and a copy of the Articles of Organization for the captioned LLC, together with a statement designating the Registered Agent. I also enclose our check in the sum of \$155.00 for the following:

Filing Fee	\$100.00
Certified copy of Articles of Organization	30.00
Registered Agent Designation	<u>25.00</u>
TOTAL	\$155.00

Thank you.

Very truly yours,

GELB & SPATZ

BY: *Carl A Spatz*

Carl A. Spatz

CAS/bd
Encl.

Business/llc/forms/sosltr

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
163 STREET APTS, LLC

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

The undersigned certifies that he is executing and filing 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. I further declare that the following Articles shall serve as the Charter and authority for the conduct of the business of the Limited Liability Company.

ARTICLE I
NAME AND PRINCIPAL OFFICE

The name of the Limited Liability Company shall be 163 STREET APTS, LLC and its principal office shall be located at 4225 West 16th Avenue, Hialeah, Florida 33012 which shall comprise its street and mailing address, but the Company shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II
PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for Limited Liability Companies, the general nature of the business or businesses to be transacted, and which the Limited Liability Company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

ARTICLE III
EXERCISE OF POWERS

All limited liability company powers which shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time by a unanimous vote of the members of the Limited Liability Company.

ARTICLE IV
MANAGEMENT

This Limited Liability Company shall be managed by two members whose title shall be "Managing Member" either Managing Member shall have the authority to bind the Limited Liability Company. The name and address of the persons who shall serve until their successor is elected and qualified is as follows: Santiago Alvarez, 4225 West 16th Avenue, Hialeah, Florida 33012 and Michael Spetko, 4225 West 16th Avenue, Hialeah, Florida 33012.

ARTICLE V
MEMBERSHIP RESTRICTIONS

1. No person may be admitted as a member unless a majority-in-interest of the members consent in writing to the admission of the additional member.
2. A member's interest in the limited liability company may not be sold or otherwise transferred except with written consent of a majority in interest of members.
3. On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminate the continued membership of a member in the Limited Liability Company, the remaining members shall have the right to continue the business upon the consent of a majority in interest of the remaining members.

ARTICLE VII
INITIAL REGISTERED AGENT

The initial registered agent shall be Santiago Alvarez whose street address is 4225 West 16th Avenue, Hialeah, Florida 33012.

The undersigned being a member of the Limited Liability Company certifies that this instrument constitutes the proposed Articles of Organization of 163 STREET APTS, LLC.

Executed by the undersigned at this _____ day of DEC 23 2003, 2003



MICHAEL SPETKO, Member

Business/lc/articles/spetko/163 Street

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TALLAHASSEE, FLORIDA

STATEMENT DESIGNATING REGISTERED AGENT
OF
163 STREET APTS, LLC

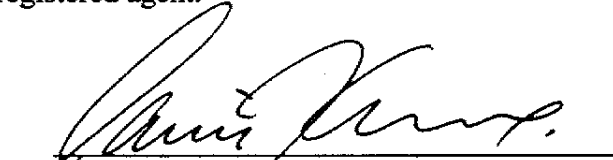
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TALLAHASSEE, FLORIDA

State of Florida)ss
County of Miami-Dade)

Pursuant to the provisions of Sections 608.415 and 608-407(1) (c) of the Florida Limited Liability Company Act, the Limited Liability Company identified below submits the following statement designating its registered office and registered agent in the State of Florida:

1. The name of the limited liability company is 163 STREET APTS, LLC.
2. The name of the registered agent of 163 STREET APTS, LLC is Santiago Alvarez and the street address of the company's principal office where the agent is located is 4225 West 16th Avenue, Hialeah, Florida 33012.
3. This statement is to acknowledge that, as indicated above, 163 STREET APTS, LLC appointed me, Santiago Alvarez as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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 and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: DEC 23 2003, 2003


SANTIAGO ALVAREZ
REGISTERED AGENT

The foregoing instrument was acknowledged before me this 23 day of DEC 23 2003, 2003 by Santiago Alvarez, as registered agent on behalf of 2135 APTS, LLC, a limited liability company. He is personally known to me or has produced as identification.

My Commission Expires:

Business/lic/reg.agent/spetko/163street

