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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

LIMITED LIABILITY COMPANY

301 SW 10th Avenue, LLC

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1-13-04

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DIVISION OF CORPORATION

1-14-04

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
301 SW 10th Avenue, LLC

Article II. Address

The Company's street and mailing address is:
301 SW 10th Avenue, LLC
572 West 187th Street
New York NY 10033

EFFECTIVE DATE

1-3-04

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Robert Admire
2511 Ponce De Leon Blvd, Suite 320
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.

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Robert Admire, Esq. | FL Bar Member
Sullivan Admire & Sullivan
2511 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
305-444-6121

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Article V. Management

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

JOSE TUR
572 West 187th Street New York NY 10033

Article VI. Company Existence

The Company's existence shall begin effective as of January 13, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on January 14, 2004.



ROBERT ADMIRE, ESQ.
by D. Stoutt as attorney-in-fact

Robert Admire, Esq. | FL Bar Member
Sullivan Admire & Sullivan
2511 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
305-444-6121

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

301 SW 10th Avenue, LLC

REGISTERED AGENT/OFFICE:

Robert Admire
2511 Ponce De Leon Blvd, Suite 320
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.



ROBERT ADMIRE
by D. Stoutt as attorney-in-fact

Date: January 14, 2004

Robert Admire, Esq. | FL Bar Member
Sullivan Admire & Sullivan
2511 Ponce De Leon Blvd Suite 320
Coral Gables FL 33134
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