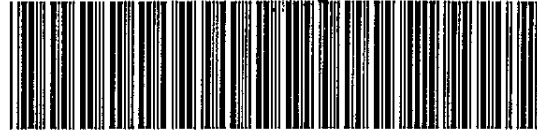


204000015357

04 FEB 17 09:10:54

DEPT. OF STATE
TALLAHASSEE, FLORIDA



400028600844

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

02/18/04--01011--002 **125.00

Special Instructions to Filing Officer:

AL1

Office Use Only

TRANSMITTAL LETTER

FILED
04 FEB 17 AM 10:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TO: Registration Section
Division of Corporations

SUBJECT: 1680 SOBE VENTURE PARTNERS, 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:

JOEL BERNSTEIN
(Name of Person)

(Firm/Company)

2666 TIGERTAIL AVE. #104
(Address)

MIAMI, FL 33133
(City/State and Zip Code)

For further information concerning this matter, please call:

JOEL BERNSTEIN at (305) 858-7300
(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

FILED
04 FEB 17 AM 10:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
1680 SOBE VENTURE PARTNERS, LLC

* * *

ARTICLE I
Name

The name of the limited liability company is 1680 SOBE VENTURE PARTNERS, LLC


ARTICLE II
Principal Office and Registered Agent

The mailing and street address of the principal office of the limited liability company is 1110 Brickell Avenue, Suite 609, Miami, FL 33131. The name and street address of the initial registered agent for service of process on the limited liability company is Michael Konig, 1110 Brickell Avenue, Suite 609, Miami, FL 33131. The undersigned is familiar with and accepts the obligations of his appointment as registered agent for the limited liability company.

ARTICLE III
Management

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager - managed limited liability company.

IN WITNESS WHEREOF, the undersigned, a duly authorized representative of a member of the limited liability company and registered agent, has executed these Articles of Organization on the 23rd day of January, 2004.


Michael Konig, authorized signatory and
Registered Agent