

MAR-26-04 FRI 10:25 AM
Division of Corporations

FAX NO.

104000023273

Florida Department of State
Division of Corporations
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(((H04000064070 3)))

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To:
Division of Corporations
Fax Number : (850) 205-0383

From:
Account Name : RASCO, REININGER, PEREZ & ESQUENAZI, P.L.
Account Number : 104076000124
Phone : (305) 476-7100
Fax Number : (305) 476-7102

LIMITED LIABILITY COMPANY

219 Phoenetia, LLC

Certificate of Status	1
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Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED
LIABILITY COMPANY**

ARTICLE I. Name

The name of the Limited Liability Company is:

219 PHOENETIA, LLC

ARTICLE II. - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

**2222 Ponce de Leon Blvd.
Suite 501
Coral Gables, Florida 33134**

**ARTICLE III. - Registered Agent, Registered Office,
& Registered Agent's Signature:**

The name and the Florida street address of the registered agent are:

**Miami Corporate Systems, Inc.
283 Catalonia Avenue
Second Floor
Coral Gables, Florida 33134**

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, I hereby accept the 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 as provided for in Chapter 608, F.S.

Audit No. H04000064070 3

This instrument was prepared by:

Desiree M. Cuason, Esq.

Rasco Reininger Perez & Esquenazi, P.L.

283 Catalonia Avenue, 2nd Floor

Coral Gables, Florida 33134

(305) 476-7100

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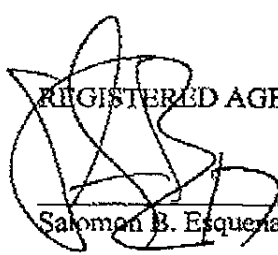
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FAX NO.

P. 03/03

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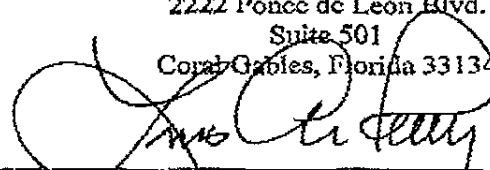
REGISTERED AGENT:


Salomon B. Esquenazi, Vice President

ARTICLE IV. - Management:

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of such manager who is to serve as initial manager are:

Feeney Realty Investments, Inc.
2222 Ponce de Leon Blvd.
Suite 501
Coral Gables, Florida 33134



Signature of a member or authorized representative of a member.

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

563.0050/432581.doc

Audit No. H04000064070 3
This instrument was prepared by:
Desiree M. Cuason, Esq.
Rasco Reininger Perez & Esquenazi, P.J.,
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134
(305) 476-7100