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From:
Account Name : EMPIRE CORPORATE KIT COMPANY
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Phone : (305) 634-3694
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LIMITED LIABILITY COMPANY

palmetto west park II 7713, llc

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ARTICLES OF ORGANIZATION OF
PALMETTO WEST PARK II 7713, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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TALLAHASSEE, FLORIDA

The undersigned desiring to form a Limited Liability Company under and pursuant to Section 608.404 of the Limited Liability Act, pursuant to Chapter 608 of the Florida Statutes, of the State of Florida, do hereby certify as follows:

FIRST: The name of said limited liability company shall be, PALMETTO WEST PARK II 7713, LLC, and the mailing address and the street address of the principal office of the limited liability company shall be 2655 Le Jeune Rd. Suite 323. Coral Gables, Florida 33134.

SECOND: PALMETTO WEST PARK II 7713, LLC shall have a perpetual duration from the date of filing of these Articles of Organization.

THIRD: The purposes for which, PALMETTO WEST PARK II 7713, LLC is formed are:

- (A) To be engaged in the real estate business;
- (B) To engage in such other lawful acts or activities for which limited liability companies may be formed under Chapter 608 of the Statutes of the State of Florida.

FOURTH: The maximum number of ownership units which, PALMETTO WEST PARK II 7713, LLC is authorized to have outstanding is one hundred (100), all of which shall be identical units, and each of which shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one (1) is the numerator and the total units outstanding is the denominator.

WEST PARK II 7713, LLC

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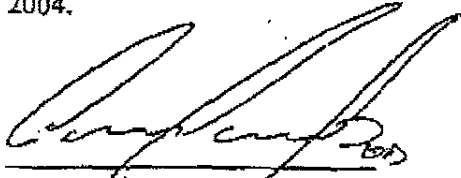
FIFTH: The number of directors constituting the initial board of directors of the corporation two (2). The name and address of each person who is to serve as a member of the initial board of directors is:

Name: LUIS LAPLANA M. (President)
Address: 2655 Le Jeune Rd. Suite 323. Coral Gables, Florida 33134

Name: ANTONIO BENITO (Vice-president)
Address: 2655 Le Jeune Rd. Suite 323. Coral Gables, Florida 33134

SIXTH: The name and mailing address of the company's registered agent is LUCIANO M. PIERI, whose mailing address is 2655 Le Jeune Rd. Suite 403. Coral Gables, Florida 33134.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 1st day of May, 2004.



LUIS LAPLANA M.

Manager/Member

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TALLAHASSEE, FLORIDA

Designation and Acceptance of Registered Agent

Pursuant to the provisions of Florida Statutes, the undersigned limited liability Company organized under the laws of the State of Florida submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the limited liability company is PALMETTO WEST PARK II 7713, LLC.
2. The name of the registered agent is LUCIANO M. PIERI.
3. The address of the registered agent/registered office is 2655 Le Jeune Rd. Suite 403. Coral Gables, Florida 33134.

Acceptance

Having been named as registered agent and designated to accept service of process for the above limited liability company, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provision 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.



By: LUCIANO M. PIERI

Date: May 1st, 2004

WEST PARK II 7713, LLC

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