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TALLAHASSEE, FLORIDA

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LIMITED LIABILITY COMPANY

victoria condos, llc

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ARTICLES OF ORGANIZATION

OF

VICTORIA CONDOS, LLC

24

ARTICLE I - NAME

The name of the Limited Liability Company is: VICTORIA CONDOS, LLC

ARTICLE II - MAILING ADDRESS AND PHYSICAL STREET ADDRESS

The mailing address of this Limited Liability Company is: 1414 N.W. 107 Ave., Suite 215 Miami, FL 33172. The physical street address of the principal office of this Limited Liability Company is: 1414 N.W. 107 Ave., Suite 215 Miami, FL 33172.

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE

The name and the Florida street address of the Registered Agent are:

Arlene Raijman, Esq.
Arlene Raijman, P.A.
1111 Kane Concourse, Suite 607
Bay Harbor Islands, FL 33154

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2001 MAY 25 A 10:00
SECRETARY OF STATE
TALLAHASSEE, FL 32301

Having been named as registered agent and to accept service of process for the above named 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 or in Chapter 608, F.S..


Arlene Raijman
Registered Agent

Date

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ARTICLE IV - MANAGERS

The Management of the Company shall be reserved to the members. The members shall have the power and authority to act on behalf of the Company as provided in Chapter 608, F.S., as the same may be amended from time to time, and as further provided in the Regulations of the Company.

ARTICLE V- MEMBERS

The name and address of the initial members are as follows:

WILLIAM A. SERRADET
1414 N.W. 107 Ave., Suite 215
Miami, FL 33172.

ROBERT GONZALEZ
1414 N.W. 107 Ave., Suite 215
Miami, FL 33172.

ARTICLE VI- ADMISSION OF NEW MEMBERS

The members shall not have the right to admit new members to the Company. New Members may come into the Company only upon the agreement of those members owning at least one hundred percent (100%) of the interest in the Company and upon such terms and conditions as the existing members may unanimously agree.

THESE ARTICLES OF ORGANIZATION have been executed by the undersigned member or authorized representative of the member this 25th day of May, 2004.

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TALLAHASSEE, FLORIDA

TOTAL P.04

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AUTHORIZED REPRESENTATIVE OF
WILLIAM A. SERRADET:


Arlene Rajman, Esq.

(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.)


Arlene Rajman, Esq.

200 MAY 25 A 10:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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