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TALLAHASSEE, FLORIDA

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

From: Account Name : CORPDIRECT AGENTS, INC.
Account Number : 110450000714
Phone : (850) 222-1173
Fax Number : (850) 224-1640

** Need confirmation
asap - Closing
today.*

0150-2756

LIMITED LIABILITY COMPANY

1680 MERIDIAN AVENUE, LLC

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

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J. BRYAN JUN 29 2004

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**ARTICLES OF ORGANIZATION
FOR
1680 MERIDIAN AVENUE, LLC**

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TALLAHASSEE, FLORIDA

ARTICLE I. - NAME:

The name of this Limited Liability Company ("Company") shall be:

1680 MERIDIAN AVENUE, LLC

ARTICLE II. - ADDRESS

The mailing address and street address of the principal office of the Company is:
c/o Boymelgreen Developers, 444 Brickell Avenue, Suite 650, Miami, Florida, 33131.

ARTICLE III. - DURATION

The period of duration for the Company shall be perpetual unless dissolved according to law.

ARTICLE IV. - MANAGEMENT

The Company is to be managed by one or more managers and is therefore a manager-managed company.

ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of the admissions shall be: new members may be admitted from time to time and upon such terms and conditions as shall be determined by a unanimous vote of the holders of all of the Membership Interests.

ARTICLE VI. - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right of the members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continual membership of a member in the Company shall be: determined by a unanimous vote of the remaining holders of all of the Membership Interests to continue to conduct the business of the Company under the Company's name.

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~~Signature of a member or an authorized representative of a member~~

(In accordance with section 608.408(5), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

~~Typed or printed name of signee~~

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- 1. The name of the limited liability company is: 1680 MERIDIAN AVENUE, LLC
- 2. The name and the Florida street address of the registered agent are:

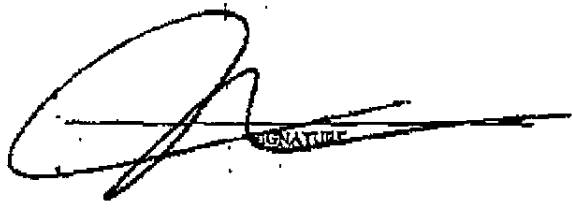
JACOB SOPHER
NAME

Florida street address (P.O. BOX NOT ACCEPTABLE)

1100 Biscayne Blvd., 7th Floor
Miami, FL 33132
Facsimile: 305-604-1722

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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.


SIGNATURE