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STATE
DIVISION OF CORPORATIONS
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE 808650 10794A

AUTHORIZATION :

COST LIMIT : \$ ~~185.00~~

ORDER DATE : July 16, 2004

ORDER TIME : 3:28 PM

ORDER NO. : 808650-005

CUSTOMER NO: 10794A

CUSTOMER: Harold J. Turk, Esq
Law Offices Of Harold J. Turk

Suite 206
1428 Brickell Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: SW 216TH STREET, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
SW 216TH STREET, LLC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited company shall be SW 216TH STREET, LLC.
("Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company shall be c/o NORMAN NIERENBERG, 12000 S.W. 88TH AVENUE, MIAMI, FLORIDA 33176.

ARTICLE III - DURATION

The Company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these articles of organization.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is HAROLD J. TURK, ESQUIRE, 201 ALHAMBRA CIRCLE, 12TH FLOOR, CORAL GABLES, FLORIDA 33134.

ARTICLE V - CAPITAL CONTRIBUTIONS

The members of the Company shall contribute to the capital of the Company the cash, property or services as the Company shall require.

ARTICLE VI - MANAGEMENT

The Company shall be managed by the Members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization.

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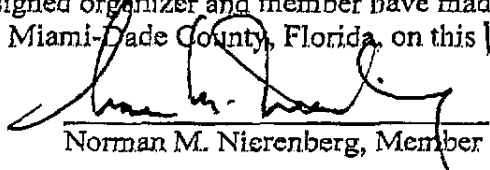
ARTICLE VII - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VIII - TERMINATION OF EXISTENCE

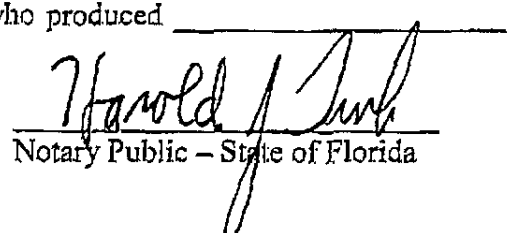
The Company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least two remaining members.

IN WITNESS WHEREOF, the undersigned organizer and member have made and subscribed these articles or organization at Miami-Dade County, Florida, on this 16th day of JULY, 2004.


Norman M. Nierenberg, Member

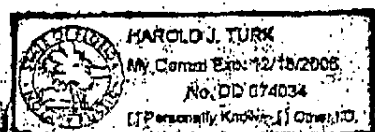
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SWORN to and subscribed before me this 16th day of July, 2004, by Norman N. Nierenberg, who is personally known to me, or who produced _____ as identification.


Notary Public - State of Florida

My Commission Expires:

(SEAL)



ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the articles of organization of SW 216TH STREET, LLC., as the registered agent of this limited liability Company, hereby consents to accept service of process for the above stated Company at the place designated in the articles of organization, and accepts the appointment as registered agent, and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accept the obligations of the position of registered agent.



Harold J. Turk