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TALCOTT

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TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: ESTATES AND CONDOS, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

OLIVER HOFFMANN
(Name of Person)

ESTATES AND CONDOS, LLC
(Firm/Company)

314 NW 55 CT
(Address)

MIAMI, FL 33126
(City/State and Zip Code)

For further information concerning this matter, please call:

OLIVER HOFFMANN at (736) 200 0701
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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SECRETARY OF STATE
TALLAHASSEE, FL

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

ARTICLE I - Name:

The name of the Limited Liability Company is:

ESTATES AND CONDOS, LLC

ARTICLE II - Address:

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

Principal Office Address:

4011 W. FLAGLER ST.

SUITE 503

MIAMI, FL 33134

Mailing Address:

34 NW 55 CT

MIAMI, FL 3326

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

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

OLIVER HOFFMANN

Name

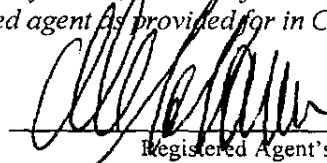
314 NW 55 CT

Florida street address (P.O. Box NOT acceptable)

MIAMI FLORIDA 33126

City, State, and Zip

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, Florida Statutes..



Registered Agent's Signature

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR

OLIVER HOFFMANN

314 NW 55 CT

MIAMI, FL 33126

MGRM

CLARA HOFFMANN

314 NW 55 CT

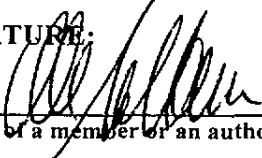
MIAMI, FL 33126

(Use attachment if necessary)

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2001 JUL 14 P 12:05
SECRETARY OF STATE
TALLAHASSEE, FL 32399

NOTE: An additional article must be added if an effective date is requested.

REQUIRED SIGNATURE:


Signature of a member or an 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.)

OLIVER HOFFMANN

Typed or printed name of signee

Filing Fees:

\$100.00 Filing Fee for Articles of Organization

\$ 25.00 Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)