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Account Name : ADAM R. SCHIFFMAN, P.A.
Account Number : I20000000100
Phone : (305) 682-1328
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DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY**1602-3 Biscayne Landing, LLC**

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ADAM R. SCHIFFMAN, P.A.
ATTORNEYS AT LAW
CONCORDE CENTRE II • SUITE 900
2999 NORTHEAST 191 STREET
AVENTURA, FLORIDA 33180
DADE (305) 682-1328
FAX (305) 682-0063

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TALLAHASSEE, FLORIDA

FACSIMILE TRANSMITTAL SHEET

TO:

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TELEFAX NUMBER: (850) 205-0383

FROM: ADAM R. SCHIFFMAN, ESQUIRE
(The original of this document is being retained by the sender but will be transmitted by mail upon request).

OUR FILE #: 1602-3 Biscayne Landing, LLC

DATE: September 10, 2004

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**ARTICLES OF ORGANIZATION
OF
1602-3 BISCAYNE LANDING, LLC**

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

**ARTICLE I
NAME**

The name of the limited liability company is **1602-3 BISCAYNE LANDING, LLC** (the "Company").

**ARTICLE II
DURATION**

The period of the Company's duration shall commence on **September 1, 2004** and shall be perpetual, unless the Company is dissolved as provided for by law, by these Articles of Organization or in the Regulations ("Regulations") of the Company.

**ARTICLE III
MAILING AND STREET ADDRESSES**

The mailing address and the street address of the principal office of the Company is **2999 N.E. 191 Street, Suite 900, Aventura, Florida 33180**.

**ARTICLE IV
PURPOSES AND POWERS**

The purpose for which the Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers which a limited liability company may have under the laws of the State of Florida.

**ARTICLE V
NAME AND ADDRESS OF
INITIAL REGISTERED AGENT**

The name and street address of the initial registered agent of the Company in the State of Florida is **Adam R. Schiffman, Esquire, 2999 N.E. 191 Street, Suite 900, Aventura, Florida 33180**. A statement of the initial registered agent accepting his appointment is attached to these Articles of Organization.

ARTICLE VI
ADMISSION OF NEW MEMBERS

Members of the Company shall have the right to admit additional members to the Company only with the written consent of a majority in interest of the members of the Company and upon such terms and conditions as shall be determined by such members.

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ARTICLE VII
TERMINATION OF EXISTENCE

The death, retirement, resignation, expulsion, termination of employment by the Company, conviction of a crime, bankruptcy or dissolution of a Member shall not dissolve the Company unless a majority in interest of the remaining Members consents to dissolve the Company.

ARTICLE VIII
MANAGEMENT

The Company shall be managed by managers in accordance with the Regulations of the Company. Initially, there shall be one manager of the Company. Thereafter, the number of managers shall be determined as provided in the Regulations of the Company. The managers shall be elected by the members as prescribed and provided in the Regulations of the Company and by Florida law. The managers shall hold the offices and have the responsibilities set forth in the Regulations of the Company. The Regulations of the Company may also contain any other provisions for the regulation and management of the affairs of the Company not inconsistent with law or with these Articles of Organization. The names and addresses of the initial managers who are to serve as managers until the first annual meeting of members or until their respective successor is elected and qualified are as follows:

<u>Name</u>	<u>Address</u>
Adam R. Schiffman, Esquire	2999 N.E. 191 Street, Suite 900 Aventura, Florida 33180

IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization this 7th day of September, 2004.

By: _____

ADAM R. SCHIFFMAN, ESQUIRE

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent of Adam R. Schiffman Esquire, and agrees to comply with the provisions of the laws of Florida, including section 48.091, Florida Statutes, providing for the keeping open of the registered office for service of process. The undersigned is familiar with, and accepts, the obligations of the position of registered agent. **FILED**
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Dated: September 7, 2004.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

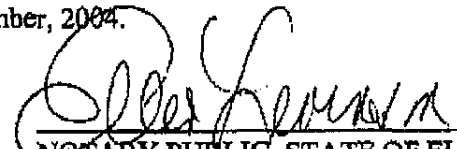
REGISTERED AGENT:


ADAM R. SCHIFFMAN, ESQUIRE

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public authorized in County and State set forth above, personally appeared Adam R. Schiffman, Esquire, known to me and known to be the person who, as organizing Member, and as Registered Agent, executed the foregoing Articles of Organization of 1602-3 BISCAYNE LANDING, LLC, and she acknowledged before me that she executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 7th day of September, 2004.


NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

