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LAW OFFICES

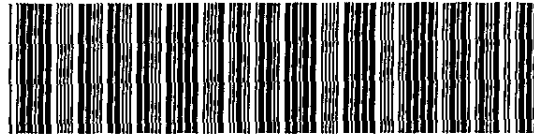
ROBERT D. HERTZBERG, P.A.

BANK OF AMERICA TOWER AT INTERNATIONAL PLACE

100 SOUTHEAST SECOND STREET

SUITE 3550

MIAMI, FLORIDA 33131



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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
2555 LAKE AVENUE, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, desiring to form a Florida Limited Liability Company (herein referred to as the "Company") in accordance with the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopt the following Articles of Organization for such Company:

ARTICLE I

NAME

The name of the Company is 2555 LAKE AVENUE, LLC.

ARTICLE II

ADDRESS

The mailing address and the street address of the principal office of the Company is c/o Robert D. Hertzberg, Esq., 100 S.E. 2nd Street, Suite 3550, Miami, Florida 33131.

ARTICLE III

INITIAL REGISTERED AGENT

The name and street address of the Initial Registered Agent of the Company are Robert D. Hertzberg, Esq., 100 S.E. 2nd Street, Suite 3550, Miami, Florida 33131.

In accordance with Section 608.408(3), Florida Statutes, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Dated: 12/8/04

By: 

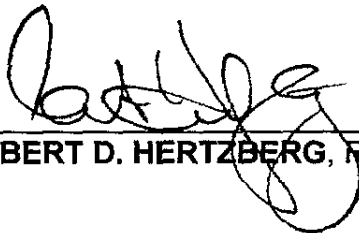
ROBERT D. HERTZBERG Member

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CLERK OF THE CIRCUIT COURT

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned hereby accepts the foregoing appointment and designation as Registered Agent for the above Florida Limited Liability Company, and agrees to accept service of process for the above Limited Liability Company; and the undersigned hereby further states and confirms that the undersigned is familiar with, and accepts, the obligations of the position of Registered Agent as provided for in Chapter 608, Florida Statutes.

Dated: 12/9/04

By: 
ROBERT D. HERTZBERG, Registered Agent

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA