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

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

LIMITED LIABILITY COMPANY

245 altara avenue, llc

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

J. BRYAN JAN 24 2005

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ARTICLES OF ORGANIZATION
OF
245 ALTARA AVENUE, LLC

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ARTICLE I - Name

The name of the limited liability company is 245 ALTARA AVENUE, LLC (the "Company").

ARTICLE II - Duration

The period of duration for the Company shall be 50 years.

ARTICLE III - Address

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

14600 S.W. 136th Street
Miami, Florida 33186

ARTICLE IV - Initial Registered Office and Agent

The name of the initial registered agent of the Company and the street address of the registered office of this Company is:

Elliott Harris
111 SW 3rd Street, 6th Floor
Miami, FL 33130

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, F.S.



Registered Agent's Signature

ARTICLE V - Management

The Company is to be managed by its member as set forth in its Operating Agreement and is therefore a member-management company.

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ARTICLE VI - Purpose

This Company is organized for the purposes of transacting any and all lawful business authorized to Limited Liability Companies organized in Florida.

ARTICLE VII - Effective date

The effective date of these Articles of Organization is January 21, 2005.

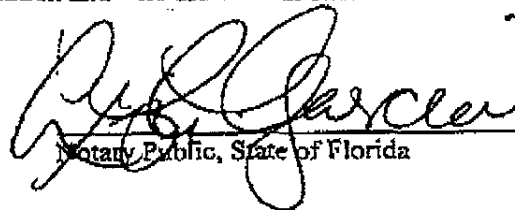
IN WITNESS WHEREOF, I have hereunto affixed my hand, as a member of this Limited Liability Company on this 21ST day of January, 2005.

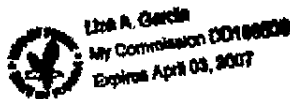


Elliott Harris, Authorized Representative
of the Member

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21st day of January, 2005, by Elliott Harris who is personally known to me or who has produced _____ as identification and who did take an oath.


Notary Public, State of Florida



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