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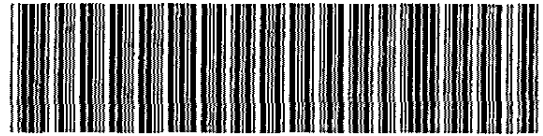
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SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 Lefebvre Road, Suite 1101, Coral Gables, Florida 33134

Telephone: 305/448-3900 • Facsimile: 305/446-9206

Charles P. Sacher  
Gregory I. Martini  
Charles S. Sacher

February 18, 2005

Nancy A. Richman  
OF COUNSEL  
Martin E. Segal, P.A.

Department of State  
Division of Corporations  
Corporate Filings  
409 E. Gaines Street,  
Tallahassee, FL 32399

Re: A & B 28<sup>TH</sup> STREET PROPERTY, LLC  
Our File No. 1998-6

Dear Sir/Madam:

On behalf of the above-referenced limited liability company, I enclose herewith an original fully executed and notarized Articles of Organization, together with our firm check in the amount of \$155.00.

Please have the Articles of Organization filed among the corporate records of the State of Florida. Please return a certified copy to the undersigned.

The check enclosed herein is in payment of the following fees or charges:

Filing Fee	\$100.00
Certified Copy Fee	30.00
Registered Agent Fee	<u>25.00</u>
TOTAL	\$155.00

Thank you for your attention to this matter.

Sincerely,



Charles S. Sacher

CSS:nc

Enclosures

cc: Ms. Maria Llerena  
Ms. Margaret Croucher  
Ms. Nancy Llerena

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**ARTICLES OF ORGANIZATION OF  
A & B 28<sup>TH</sup> STREET PROPERTY, LLC**

The undersigned, desiring to form a Limited Liability Company under and pursuant to §608.405, Florida Statutes, does hereby certify as follows:

- FIRST:** The name of said limited liability company shall be A & B 28<sup>TH</sup> STREET PROPERTY, LLC.
- SECOND:** A & B 28<sup>TH</sup> STREET PROPERTY, LLC shall exist in perpetuity.
- THIRD:** Copies of the Operating Agreement of A & B 28<sup>TH</sup> STREET PROPERTY, LLC may be obtained from the Managers at 2851 NW 27 Ave., Miami, Florida 33142 which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of A & B 28<sup>TH</sup> STREET PROPERTY, LLC shall be 2851 NW 27 Ave., Miami, Florida 33142.
- FOURTH:** The purposes for which A & B 28<sup>TH</sup> STREET PROPERTY, LLC is formed are:
- A. Engaging in any and all phases of the business of owning, operating and managing real estate.
  - B. Engaging in such other lawful acts or activities for which limited liability companies may be formed under Section 608.405, Florida Statutes.
- FIFTH:** The maximum number of ownership units which A & B 28<sup>TH</sup> STREET PROPERTY, LLC is authorized to have outstanding is one thousand (1000), all of which shall be identical units, and each of which shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one (1) is the numerator and the total units outstanding is the denominator.
- SIXTH:** A & B 28<sup>TH</sup> STREET PROPERTY, LLC desiring to organize under the laws of the State of Florida as a limited liability company has designated its initial registered office at 2655 LeJeune Road, Suite 1101, Miami-Dade County, Coral Gables, Florida, 33134 and has named CHARLES S. SACHIER as its initial Registered Agent who is located at such address.
- SEVENTH:** The name and street address of the subscriber to these Articles of Organization of A & B 28<sup>TH</sup> STREET PROPERTY, LLC is as follows:

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NAME

CHARLES S. SACHER

ADDRESS

2655 LeJeune Rd., Suite 1101  
Coral Gables, FL 33134

EIGHTH: The business of this limited liability company shall be conducted by a Managers who shall be elected by the Members, who shall be elected in accordance with the Operating Agreement.

The name and street address of the initial Managers, who shall hold office for the first year of its existence or until their successors are elected and qualified is as follows:

NAME

MARIA B. LLERENA

ADDRESS

2851 NW 27<sup>th</sup> Ave.  
Miami, Florida 33142

OSCAR J. LLERENA

2851 NW 27<sup>th</sup> Ave.  
Miami, Florida 33142

In accordance with the provisions of §608.409, the effective date of existence is specified to be February 17, 2005, so long as these Articles of Organization are filed with the Secretary of State within five (5) business days of this date.

WITNESS my hand and seal this 17 day of February, 2005.

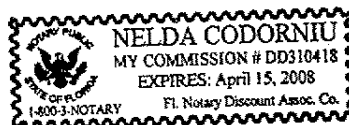
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS:

BEFORE ME, the undersigned authority, personally appeared CHARLES S. SACHER, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Organization, and he acknowledged before me that he executed and subscribed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Coral Gables, in said County and State, this 18 day of February, 2005.

Notary Public, State of Florida at Large

My commission expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for A & B 28<sup>TH</sup> STREET PROPERTY, LLC, at the place designated in Section SIXTH of the attached Articles of Organization, I hereby acknowledge that I am familiar with and accept the obligations of that position.



(SEAL)

CHARLES S. SACHER, Registered Agent

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