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Florida Department of State
Division of Corporations
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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

v-a 26, l.l.c.

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF
V-A 26, L.L.C.

The undersigned, being authorized to execute and file these Articles, hereby certify that:

ARTICLE I

The name of the Limited Liability Company is: V-A 26, L.L.C.

ARTICLE II

The mailing address and street address of the principal office of the Limited Liability Company shall initially be located at 1669 N.E. 196th Street North Miami Beach, Florida 33179, or any other place upon which the members agree.

ARTICLE III

The period of duration for the Limited Liability Company shall be:
Perpetual

ARTICLE IV

The Limited Liability Company is to be managed by a manager or managers who may be, but are not required to be, members of the Company. The name and address of the manager(s) who will serve as manager(s) until the first annual meeting of the members or until their/his successor is selected and qualified in accordance with the Regulations is as follows:

FREDDY VIVAS - 1669 N.E. 196th Street, North Miami Beach, Florida 33179

JACOB AGAY - 1669 N.E. 196th Street, North Miami Beach, Florida 33179

ARTICLE V

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be: By unanimous written consent of the existing members as per the terms of the Regulations.

JORGE E. BLANCO, ESQ.
1401 Ponce De Leon Boulevard, Suite 202
Coral Gables, Florida 33134
Telephone No.: (305) 444-0044
Florida Bar No.: 197807

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ARTICLE VI

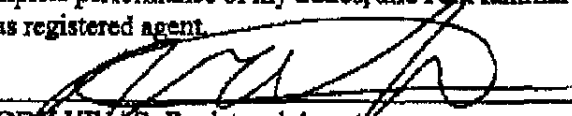
The right, if given, of the members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be as provided for in the written Regulations of the Company.

ARTICLE VII

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

FREDDY VIVAS - 1669 N.E. 196th Street, North Miami Beach, Florida 33179

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.


FREDDY VIVAS- Registered Agent

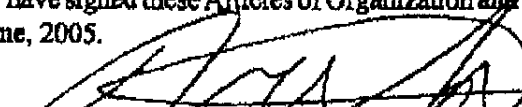
ARTICLE VIII

Purpose: The Company is organized to purchase, acquire, buy, sell, own, trade in, hold, develop, lease, manage, subdivide, and otherwise deal in and with the real property and improvements thereon, and to engage in such other lawful activities as are reasonably necessary, convenient, or incidental to that purpose or any other business permitted under the Act.

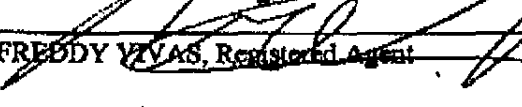
ARTICLE IX

Regulations: Any Regulations as defined in Section 608.402 (13) of the Act, relating to this Limited Liability Company must be in writing and signed by all the Members.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 9 day of June, 2005.


FREDDY VIVAS- Manager


JACOB AGAY- Manager


FREDDY VIVAS, Registered Agent

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In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

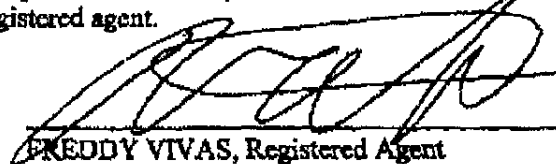
**PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA
STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE
FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND
REGISTERED AGENT IN THE STATE OF FLORIDA.**

a. The name of the Limited Liability Company is: V-A 26, L.L.C.

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

FREDDY VIVAS- 1669 N.E. 196th Street, North Miami Beach, Florida 33179

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.


FREDDY VIVAS, Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

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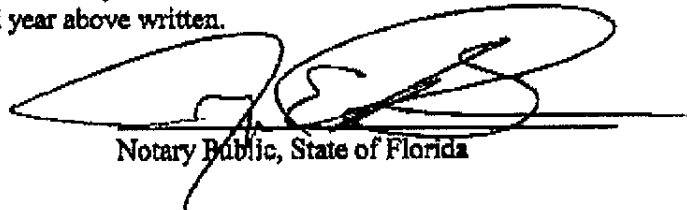
constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

STATE OF FLORIDA

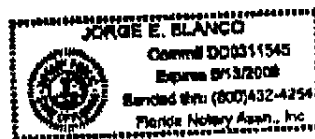
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on the 9 day of June, 2005, personally appeared before me, FREDDY VIVAS and JACOB AGAY, to me well known or who have provided their Florida Drivers' Licenses, as identification.

IN WITNESS WHEREOF, I have set my hand and official seal at Miami, County of Miami-Dade, State of Florida, the day and year above written.


Notary Public, State of Florida

My Commission Expires:



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TALLAHASSEE, FLORIDA

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