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Florida Department of State

Division of Corporations

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LIMITED LIABILITY COMPANY

2451 sw 59th ave, l.l.c.

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF
2451 SW 59TH AVE, L.L.C.

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JUL 15 2005
TALLAHASSEE, FLORIDA

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

1. Name. The name of the limited liability company is 2451 SW 59TH AVE, L.L.C. ("Company").

2. Duration. The Company shall exist from the date of filing these Articles with the Department of State until the occurrence of any of the events specified in Florida Statutes Section 608.441, unless continued by the unanimous consent of all of the remaining members.

3. Mailing Address and Street Address. The Company's mailing and street address is c/o R. Lustig, 2600 Douglas Road, Suite 908, Coral Gables, Florida 33134.

4. Registered Agent and Office. The name of the initial registered agent of the Company is Roy R. Lustig. The street address of the initial registered agent of the company is 2600 Douglas Road, Suite 908, Coral Gables, Florida 33134.

5. Management of the Company. The Company is to be managed by its manager 2451 SW 59th Ave Manager, LLC.

IN WITNESS WHEREOF, I the undersigned as Agent for the Members have signed this Articles of Organization and acknowledge them to be their acts on this 13th day of July, 2005.


MATTHEW FINO

Prepared by: Roy R. Lustig, Esq
Fla. Bar No. 280070
2600 Douglas Road
Suite 908
Coral Gables, Florida 33134

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

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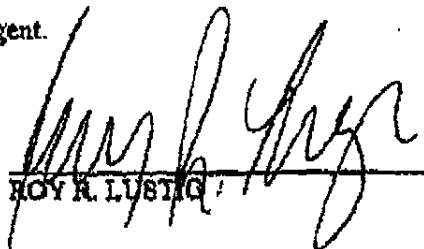
Pursuant to the Provisions of Section 608.415, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designation of the Registered Office/Registered Agent, in the State of Florida.

1. The name of the Limited Liability Company is: 2452 SW 59TH AVE, LLC.
2. The name and address of the Registered Agent and office is:

Roy R. Lustig, P.A.
2600 Douglas Road
Suite 908
Coral Gables, Florida 33134

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.

Dated this 13TH day of July, 2005.


ROY R. LUSTIG

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