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Florida Department of State
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M. HODGES

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

2260 NORTHWEST 27TH AVENUE, LLC

Certificate of Status	1
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ARTICLES OF ORGANIZATION
OF
2260 NORTHWEST 27TH AVENUE, L.L.C.

ARTICLE I

The name of the limited liability company formed hereby is 2260 NORTHWEST 27TH AVENUE, L.L.C. (the "Limited Liability Company").

ARTICLE II

The duration of the Limited Liability Company shall be perpetual.

ARTICLE III

The principal office and mailing address of the Limited Liability Company shall be as follows:

1395 Brickell Avenue
Fourteenth Floor
Miami, Florida 33131

ARTICLE IV

The Registered Agent of the Limited Liability Company and his street address in the State of Florida are as follows:

Richard A. Wood, Esq.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131

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ARTICLE V

The Limited Liability Company shall be managed by George R. Timinsky, as Managing Member.

Richard A. Wood

Richard A. Wood,
as Authorized Representative of the Members

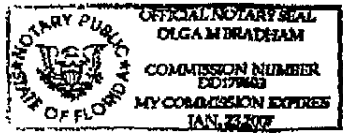
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

Before me personally appeared Richard A. Wood, as Authorized Representative of the Members, who is personally known to me, or who produced _____ as identification, to be the person who executed the foregoing Articles of Organization.

In witness whereof I have hereunto set my hand and official seal this 4 day of August, 2005.

Olga M. Bradham

Notary Public
Print Name: Olga M. Bradham
My Commission expires: _____



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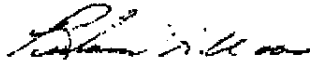
**CERTIFICATE OF DESIGNATION
OF RESIDENT AGENT AND
ACCEPTANCE OF DESIGNATION**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned limited liability company organized under the laws of the state of Florida, submits the following statement in designating its Registered Office and Registered Agent in the State of Florida:

1. The name of the limited liability company is 2260 NORTHWEST 27TH AVENUE, L.L.C.
2. The name and address of the Registered Agent and Office is:

Richard A. Wood, Esq.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131

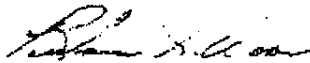
Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in the Certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as Registered Agent.



Richard A. Wood, Registered Agent

Date: August 4, 2005

2260 NORTHWEST 27TH AVENUE, L.L.C.



Richard A. Wood,
as Authorized Representative
of the Members

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