

12/09/2005 13:03 FAX (305) 7893490

STEARNS WEAVER MILLER

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From: Account Name : STEARNS WEAVER MILLER, ET AL.
Account Number : 076077002504
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LIMITED LIABILITY COMPANY

2495 East Commercial, LLC

Certificate of Status	1
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Page Count	02
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ARTICLES OF ORGANIZATION
OF
2495 EAST COMMERCIAL, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I
NAME

The name of the Limited Liability Company is 2495 East Commercial, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is 555 Washington Avenue, Miami Beach, Florida 33139.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:


<u>Name</u>	<u>Address</u>
David Messinger	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles of Organization for the foregoing uses and purposes this 9th day of December, 2005.


David Messinger,
Authorized Representative of Member

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for 2495 East Commercial, LLC at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, Florida Statutes.


David Messinger, Registered Agent

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