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 Account Number : 110432003053
 Phone : (305)672-0686
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Flamingo Gardens Apartments, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Flamingo Gardens Apartments, LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
Flamingo Gardens Apartments, LLC
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Gregory P. Celentano
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

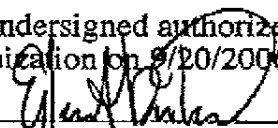
MARIAN CELENTANO
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126
HEATHER A. CELENTANO
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126
JOHN A. CELENTANO JR.
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126
GREGORY P. CELENTANO
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126

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Article VII. Company Existence

The Company's existence shall begin effective as of 9/20/2006.

The undersigned authorized representative of a member executed these Articles of Organization on 9/20/2006.


CORPORATE CREATIONS INTERNATIONAL INC.
Elena S. Davila Vice President

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

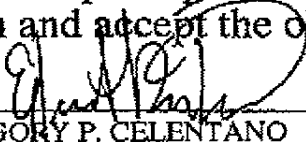
Flamingo Gardens Apartments, LLC

REGISTERED AGENT/OFFICE:

Gregory P. Celentano
5201 Blue Lagoon Drive, Suite 100
Miami FL 33126

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I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



GREGORY P. CELENTANO
by E.S. Davila as attorney-in-fact

Date: 9/20/2006.

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