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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 662103 80420A

AUTHORIZATION :

COST LIMIT : \$ 185

ORDER DATE : December 13, 2006

ORDER TIME : 11:31 AM

ORDER NO. : 662103-005

CUSTOMER NO: 80420A

FILED
06 DEC 13 PM 1:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EFFECTIVE DATE
12/12/06

DOMESTIC FILING

NAME: E & M CONDO VENTURE, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XXX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY -2 SETS
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis - EXT. 2926

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION OF
E & M CONDO VENTURE, LLC**

EFFECTIVE DATE
12/12/06

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being authorized to execute and file these Articles Of Organization to form the Limited Liability Company hereinafter named, hereby certifies that:

ARTICLE I —NAME:

The name of the Limited Liability Company is: E & M CONDO VENTURE, LLC.

ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is: 10165 N.W. 19th Street, Miami, Florida 33172.

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV — Management:

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of the first managers who shall serve until their successor or successors are elected are:

Edward W. Easton
10165 N.W. 19th Street
Miami, Florida 33172
and
Michael J. Rice
10165 N.W. 19th Street
Miami, Florida 33172

ARTICLE V —Purpose; Powers:

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, and may do and perform any and all acts

This instrument prepared by:
Donald S. Rosenberg
Peckar & Abramson
One Southeast Third Avenue
Suite 3050, Miami, Florida 33131
305-358-2600
Florida Bar No.: 068388

and deeds lawful to be done and performed by a limited liability company under said law, all within and without the United States of America. Without limiting the foregoing, the limited liability company is organized for the purpose of owning, operating, managing, leasing, selling, repairing, replacing, constructing, improving and financing, on a secured and unsecured basis, real and personal property of every kind, nature and description, including general and limited partnership interests and membership interests in limited liability companies.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States and the State of Florida.

ARTICLE VI — Admission of Additional Members

Additional members may be admitted to the Limited Liability Company only with the consent in writing of all members and such admission shall be upon such terms and conditions as shall be established in writing by said members.

ARTICLE VII - MEMBERS' RIGHTS TO CONTINUE BUSINESS ON TERMINATION OF MEMBER

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the membership of a member in the Limited Liability Company, the Limited Liability Company shall be dissolved unless the owners and holders of a majority, in dollar amount, of the capital accounts of the Limited Liability Company, excluding the capital account of the terminated member, consent either in writing or by vote at a meeting of the members to continue the business of the Limited Liability Company.

ARTICLE VIII – EXECUTION OF INSTRUMENTS AND DOCUMENTS

Any instrument or document with respect to the acquisition, mortgage or disposition of any property of the Limited Liability Company, including but not limited to deeds, notes, bonds, mortgages, leases, releases and contracts of every nature executed by the Manager of the Limited Liability Company or any one of the Managers signing alone where two parties are serving as Managers shall be valid and binding upon the Limited Liability Company.

ARTICLE IX – REGULATIONS

Regulations for the management and regulation of the affairs of the Limited Liability Company may only be adopted, amended and repealed by written instrument executed by all of the members, except as may be provided in the Regulations.

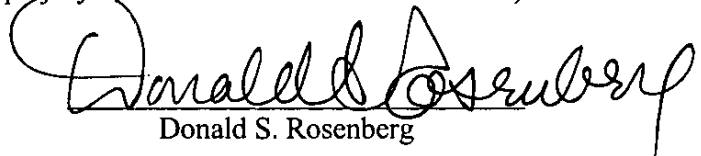
ARTICLE X – COMMENCEMENT OF EXISTENCE

The commencement date of the existence of this Limited Liability Company shall be the date of subscription of these Articles Of Organization if such date is within five (5) business days prior to the date of filing of these Articles Of Organization in the office of the Secretary of State of Florida, otherwise the commencement date shall be the date of such filing.

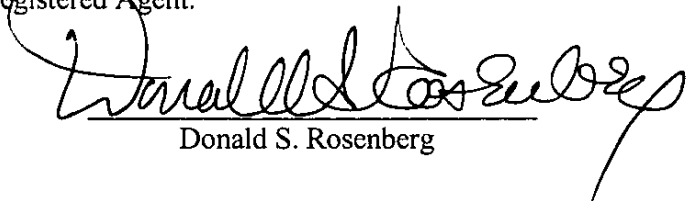
ARTICLE XI – DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415, Florida Statutes, Donald S. Rosenberg is hereby designated as Registered Agent of the Limited Liability Company and the street address of the registered office is designated as Suite #3050, One S.E. Third Avenue, Miami, Florida 33131.

IN WITNESS WHEREOF, these Articles of Organization have been subscribed in duplicate by the undersigned authorized representative of the member this 12th day of December, 2006. (In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)


Donald S. Rosenberg

Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above designated, 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.


Donald S. Rosenberg