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(Requestor's Name)

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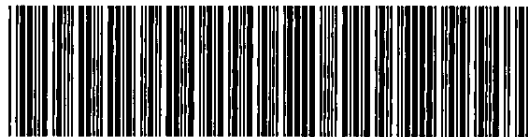
(Business Entity Name)

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FRED R. BAISDEN (1903 - 1971)
BARON DE HIRSCH MEYER (1899 - 1974)
LEO ROSE, JR. (1917 - 1998)
CATCHINGS THERREL (1890 - 1971)
MILTON WEISS (1913 - 1980)

OF COUNSEL
SETH E. ELLIS

May 23, 2007

BOCA RATON OFFICE
2385 EXECUTIVE CENTER DRIVE
SUITE 190
BOCA RATON, FLORIDA 33431

VIA FEDERAL EXPRESS

Secretary of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Our File No.: 207178

Gentlemen:

Enclosed herein are the original Articles of Organization for twenty three (23) limited liability companies set forth below. We enclose a check in the amount of \$2,990.00 to cover the following costs for each limited liability company:

| | |
|--|-----------------|
| Filing Fee for Limited Liability Company | \$100.00 |
| Registered Agent Designation | 25.00 |
| Certificate of Status | 5.00 |
| Total for Limited Liability Company | <u>\$130.00</u> |

1. 251 N.W. 25 ST., LLC
2. 271 N.W. 23 ST., LLC
3. 311 N.W. 28 ST., LLC
4. 312 N.W. 29 ST., LLC
5. 313-319 N.W. 25 ST., LLC
6. 317 N.W. 28 ST., LLC
7. 347 N.W. 24 ST., LLC
8. 415 N.W. 26 ST., LLC
9. 525 N.W. 29 ST., LLC
10. 576 N.W. 27 ST., LLC
11. 654-656 N.W. 29 ST., LLC
12. 2801 N.W. 2 AVE., LLC

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13. Morris Redlands, LLC
14. Walter Redlands, LLC
15. LERNER 276 N.W. 26 ST., LLC
16. LERNER 2545 N.W. 3 AVE., LLC
17. LERNER 565 N.W. 27 ST., LLC
18. LERNER 320 N.W. 24 ST., LLC
19. LERNER 318 N.W. 24 ST., LLC
20. LERNER 120 N.W. 24 ST., LLC
21. LERNER 261 N.W. 23 ST., LLC
22. LERNER 251 N.W. 23 ST., LLC
23. LERNER 299 N.W. 25 ST., LLC

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Please return a certificate of status with your recording date acknowledging the filing of the documents to the undersigned.

Very truly yours,

THERREL BAISDEN, P.A.

By: _____

Mark M. Hasner

MMH:ag

Encl.

cc: Irving Lerner

W:\Lerner, Irv\Partnership\Filing LLCs with State Letter.wpd

THERREL BAISDEN, P.A.

ARTICLES OF ORGANIZATION
FOR
251 NW 25th St., LLC

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ARTICLE I
Name

The name of the Limited Liability Company is 251 NW 25th St., LLC.

ARTICLE II
Address

The mailing address and street address of the principal office of the Limited Liability Company is: 5901 Moss Ranch Road, Miami, FL 33156.

ARTICLE III
Duration

This limited liability company shall have a perpetual existence.

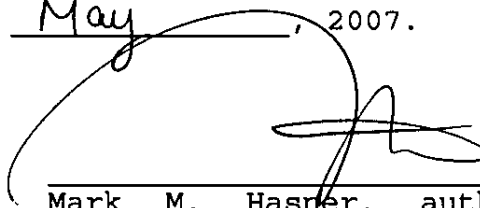
ARTICLE IV
Registered Agent

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2950, Miami, Florida 33131 and the name of the initial registered agent of the Limited Liability Company at that address is Mark M. Hasner, Esq.

ARTICLE V
Manager-Managed Company

The Limited Liability Company is to be managed by one or more managers and is therefore a manager-managed company.

The undersigned authorized representative of the members of
251 NW 25th St., LLC, hereby executes these articles of
organization on this 9th day of May, 2007.

A handwritten signature in black ink, appearing to read 'Mark M. Hasner', is written over a horizontal line.

Mark M. Hasner, authorized
representative

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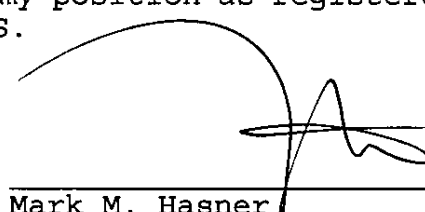
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATED A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **251 NW 25th St., LLC.**
2. The name and the Florida street address of the registered agent and office are:

Mark M. Hasner, Esquire
Therrel Baisden, P.A.
SunTrust International Center
One S.E. 3rd Avenue, Suite 2950
Miami, Florida 33131

Having been named as registered agent and to accept service 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 as provided for in Chapter 608, F.S.



Mark M. Hasner

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