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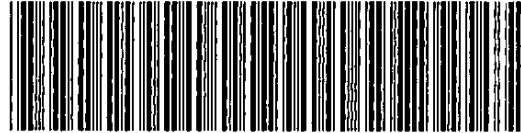
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TALLAHASSEE, FLORIDA

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07 JUL 25 PM 3:19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 025270 87972A

AUTHORIZATION :

[Signature]

COST LIMIT : \$ 155.00

FILED
07 JUL 25 PM 3:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : July 25, 2007

ORDER TIME : 11:52 AM

ORDER NO. : 025270-005

CUSTOMER NO: 87972A

DOMESTIC FILING

NAME: 30TH AVENUE PROPERTY, LLC

EFFECTIVE DATE:

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

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION OF
30TH AVENUE PROPERTY, LLC**

FILED
07 JUL 25 PM 3:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

ARTICLE I - Name:

The name of the Limited Liability Company is: **30th Avenue Property, LLC** (hereinafter the "Company").

ARTICLE II - Address:

The mailing address and street address of the principal office of the Company is: 1445 S.W. 21st Avenue, Fort Lauderdale, FL 33312.

ARTICLE III - Duration:

The period of duration for the Company shall be until December 31, 2080.

ARTICLE IV - Management:

The Company is to be managed by its managing member, 1445 Holding, LLC, a Florida limited liability company, and the address of its managing member is 1445 S.W. 21st Avenue, Fort Lauderdale, FL 33312.

ARTICLE V - Admission of Additional Members:

The right, if given, of the Members to admit additional members and the terms and conditions of the admissions shall be in accordance with the "Operating Agreement" hereafter adopted by the Members of the Company.

ARTICLE VI - Limitation on Agency Authority of Members:

Pursuant to Section 608.4235 of the Florida Limited Liability Company Act, no Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

ARTICLE VII - Registered Agent and Office:

The name and address of the Company's initial registered agent in the State of Florida, whose consent to appointment as registered agent accompanies these Articles, is Steven L. Siems, 1445 S.W. 21st Avenue, Fort Lauderdale, FL 33312.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act effective as of the 24th day of July, 2007.

1445 HOLDING, LLC, a Florida limited liability company,
as Managing Member

By: **FLORIDA ELECTRIC LEASING COMPANY, INC.**, a Florida corporation, its Manager

By: 
Steven L. Siems, as President

**CERTIFICATE OF DESIGNATION AND
ACCEPTANCE OF REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for **30th Avenue Property, LLC**, at the place designated herein, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED effective as of the 24th day of July, 2007.


STEVEN L. SIEMS