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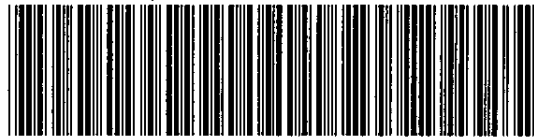
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



701 BRICKELL AVENUE
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(305) 789-2772
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BRENT.KLEIN@RUDEN.COM

August 27, 2007

FEDERAL EXPRESS

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

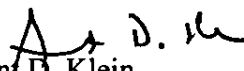
Re: Articles of Organization
Twenty-Fourth Avenue Property, L.C.

Gentlemen:

Enclosed are two (2) executed copies of Articles of Organization of Twenty-Fourth Avenue Property, L.C., along with a check in the amount of \$155.00. Please return the certified copy to the undersigned.

If there are any questions, please call.

Very truly yours,


Brent D. Klein

BDK/mm
Enclosures

MIA:397892:1



FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 29, 2007

BRENT D. KLEIN
701 BRICKELL AVENUE, STE. 1900
MIAMI, FL 33131

SUBJECT: TWENTY-FOURTH AVENUE PROPERTY, L.C.
Ref. Number: W07000042688

We have received your document for TWENTY-FOURTH AVENUE PROPERTY, L.C. and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective July 1, 2007, the name of a limited liability company must end with the words "Limited Liability Company," the abbreviation "L.L.C.," or the designation "LLC." The word "Limited" may be abbreviated as "Ltd." and the word "Company" may be abbreviated as "Co." The following suffixes are no longer acceptable: "Limited Company," "L.C.," and "LC." Please amend your document accordingly.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6967.

Leslie Sellers
Document Specialist

Letter Number: 607A00051986

ARTICLES OF ORGANIZATION
OF
TWENTY-FOURTH AVENUE PROPERTY, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, adopts the following Articles of Organization:

ARTICLE I

Name

The name of the Company is Twenty-Fourth Avenue Property, LLC The street address of the principal office of the Company and the mailing address of the Company are Suite 209, 4960 S.W. 72nd Avenue, Miami, Florida 33155.

ARTICLE II

Duration

The Company shall commence its existence on the date of filing of Articles of Organization with the Department of State of the State of Florida and the duration of the Company is perpetual.

ARTICLE III

Purposes

The general purposes for which the Company is organized are:

1. To transact any lawful business for which limited liability companies may be organized under the Florida Limited Liability Company Act.
2. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

ARTICLE IV

Registered Office and Agent

The street address of the initial registered office of the Company is Suite 1900, 701 Brickell

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TALLAHASSEE, FLORIDA

Avenue, Miami, Florida 33131, and the name of its initial registered agent at such address is Brent D. Klein.

ARTICLE V

Admission of Additional Members

No additional members shall be admitted to the Company except with the unanimous written consent of the members of the Company and upon such terms and conditions as shall be determined by all the members.

ARTICLE VI

Termination of Existence

The Company shall not be dissolved upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company.

ARTICLE VII

Management

The management of the Company shall be reserved by its members, subject to, and in accordance with, the operating agreement adopted by, and any written agreements entered into by, the members for the management of the business and affairs of the Company.

ARTICLE VIII

Voting

Except as otherwise provided in the operating agreement adopted by, and any written agreement entered into by, the members, with respect to any matter requiring a vote of the members, each member shall have one vote for each one percent (1%) interest in the Company.

ARTICLE IX

Operating Agreement

Except as otherwise provided in the operating agreement adopted by, and any written agreement entered into by, the members, the members may from time to time, by majority vote, adopt, alter, amend or repeal the operating agreement for the Company

Executed by the undersigned, as the authorized representative of the members, this 4th day of September, 2007.


Brent D. Klein

ACKNOWLEDGMENT OF APPOINTMENT BY REGISTERED AGENT

Having been named the registered agent by the above limited liability company at the place designated in the foregoing Articles of Organization, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Brent D. Klein