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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : NEIMAN & INTERIAN, PLLC
Account Number : 120180000010
Phone : (305)530-9400
Fax Number : (305)530-9409

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: KCAMPBELL@NIFLALAW.COM

FLORIDA LIMITED LIABILITY CO.
310 ISLAND DR.

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

310 ISLAND DR., LLC

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

241 West Rivo Alto Drive
Miami Beach, Florida 33139

ARTICLE III - Registered Agent, Registered Office, & Registered Agent=s Signature:

The name and the Florida street address of the registered agent are:

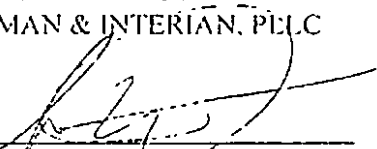
Neiman & Interian, PLLC
2020 Ponce de Leon Boulevard
Suite #1005B
Coral Gables, FL 33134

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NOTARIAL PUBLIC
STATE OF FLORIDA

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, we hereby accept the appointment as registered agent and agree to act in this capacity. We further agree to comply with the provisions of all statutes relating to the proper and complete performance of our duties, and we are familiar with and accept the obligations of our position as registered agent as provided for in Chapter 605, F.S.

REGISTERED AGENT
NEIMAN & INTERIAN, PLLC

By: 
Name: Alberto Interian
Title: Manager

ARTICLE IV - Management:

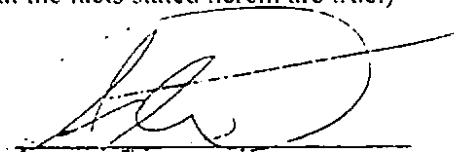
The Limited Liability Company is to be managed by one manager or more managers and is, therefore a manager - managed company.

The initial managers for the company shall be:

Peter G. Warner, Trustee
241 West Rivo Alto Drive
Miami Beach, Florida 33139

John P. Warner, Trustee
241 West Rivo Alto Drive
Miami Beach, Florida 33139

(In accordance with section 605, Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

A handwritten signature in black ink, appearing to read 'Alberto Interian', is written over a horizontal line.

Alberto Interian
Authorized Representative of a Member