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TO: DIVISION OF CORPORATIONS

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FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
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ACCT#: 072450003255

FAX #: (305)541-3770

NAME: WEST 16 CONDOMINIUM, L.L.C.
AUDIT NUMBER.....H98000022703
DOC TYPE.....LIMITED LIABILITY COMPANY
CERT. OF STATUS..0 PAGES..... 7
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ARTICLES OF ORGANIZATION

FOR FLORIDA LIMITED LIABILITY COMPANY

OF

WEST 16 CONDOMINIUM, L.L.C.

The undersigned files these Articles of Incorporation in order to form a Limited Liability Company under the laws of the State of Florida.

ARTICLE I NAME

The name of this Limited Liability Company is: WEST 16 CONDOMINIUM, L.L.C.

ARTICLE II ADDRESS

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

C/O FRANK J. SEGREDO, ESQUIRE
901 PONCE DE LEON BLVD., SUITE 601
CORAL GABLES, FLORIDA 33134

ARTICLE III NATURE OF BUSINESS

This Limited Liability Company may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, including but not limited to purchasing real estate within the State of Florida.

ARTICLE IV. TERM OF EXISTENCE

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

ARTICLE V. MANAGERS

This Limited Liability Company shall have two (2) managers. The name and street address of the initial managers who shall hold office for the first year of the company, or until their successors are elected or appointed are:

Frank J. Segredo, Esquire
901 Ponce de Leon Blvd., Suite 601
Coral Gables, Florida 33134
Tel. (305)444-1741/(305)444-7637
Fl Bar No. 358010

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JUAN CARLOS NADER
1584 W. 39TH PLACE
HIALEAH, FLORIDA 33012

PEDRO QUINTANILLA
1588 W. 39TH PLACE
HIALEAH, FLORIDA 33012

Said managers shall operate the company on a day to day basis, and are granted all powers under Chapter 608, Florida Statutes (1991), as amended.

ARTICLE VI. INITIAL CONTRIBUTIONS

This Limited Liability Company shall have an initial contribution of capital of Twenty Four Thousand Two Hundred Fifty and 00/100 Dollars (\$24,250.00) in cash. The net profits of the Limited Liability Company shall be to the members in their proportionate share of ownership.

ARTICLE VII. ADDITIONAL CONTRIBUTIONS

All members may be required to make additional contributions if, the managers of the company find that the company requires additional capital in order to operate the company or to preserve its assets.

ARTICLE VIII. ADMISSION OF NEW MEMBERS

New members may be admitted only on written approval of each and every member of the company (unanimous consent).

ARTICLE IX. MEMBERS

JUAN CARLOS NADER
1584 W. 39TH PLACE
HIALEAH, FLORIDA 33012

PEDRO QUINTANILLA
1588 W. 39TH PLACE
HIALEAH, FLORIDA 33012

ARTICLE X. RIGHT OF CONTINUANCE

The members are hereby granted the right to continue the operation of the company in the event that one or more of its members dies, retires, resigns, is

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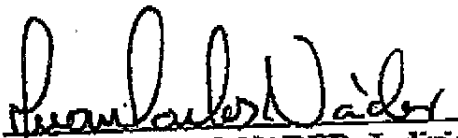
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expelled, becomes bankrupt, the dissolution of a member or the occurrence of any other event which terminates the continued membership of a member of the company.

ARTICLE XL POWERS

The managers are hereby granted all powers consistent with Chapter 608, Florida Statutes, as amended. In addition, they are granted all powers that would be given to a president of a corporation, except that to convey real property both managers must join in conveyance.

IN WITNESS WHEREOF, the undersigned, JUAN CARLOS NADER, Individually and PEDRO QUINTANILLA, Individually, do hereby execute and file these Articles, declares and certifies that the facts herein stated are true this _____ day of November, 1998.



JUAN CARLOS NADER, Individually



PEDRO QUINTANILLA, Individually

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AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned member or authorized representative of a member of WEST 16 CONDOMINIUM, L.L.C., deposes and says:

- 1) The above named limited liability company has two (2) members.
- 2) The total amount of cash contributed by the member(s) is Twenty Four Thousand Two Hundred Fifty and 00/100 Dollars (\$24,250.00).
- 3) If any, the agreed value of property other than cash contributed by member(s) is \$ 0. A description of the property is attached and made a part hereto.
- 4) The total amount of cash or property anticipated to be contributed by member(s) is Twenty Four Thousand Two Hundred Fifty and 00/100 Dollars (\$24,250.00). This total includes amounts from 2 and 3 above.

Juan Carlos Nader

 JUAN CARLOS NADER, Individually

Pedro Quintanilla

 PEDRO QUINTANILLA, Individually

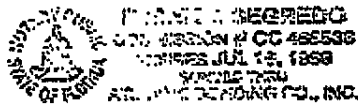
(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true).

Subscribed and sworn to before this 30th day of November, 1998.

[Signature]

 Notary Public, State of Florida

My Commission Expires:



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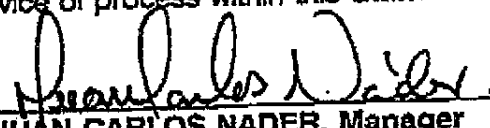
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE. NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

In pursuance of Chapters 48,091, 608.415 and 608.416, Florida Statutes, the following is submitted, in compliance with said Act:

WEST 16 CONDOMINIUM, L.L.C., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Association, at City of Coral Gables, County of Miami-Dade, State of Florida, has named **FRANK J. SEGREDO, ESQUIRE**, located at 901 Ponce De Leon Blvd., Suite 601, Coral Gables, Florida 33134 as its agent to accept service of process within this State.



JUAN CARLOS NADER, Manager



PEDRO QUINTANILLA, Manager

ACKNOWLEDGEMENT BY DESIGNATED AGENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.



FRANK J. SEGREDO, ESQUIRE

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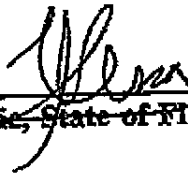
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STATE OF FLORIDA

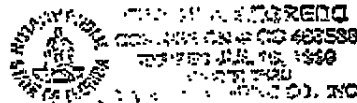
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of November, 1998, by JUAN CARLOS NADER, who has produced a driver's license as identification and who did take an oath.



Notary Public, State of Florida

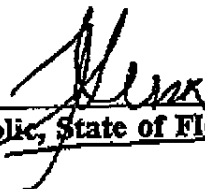
My Commission Expires:



STATE OF FLORIDA

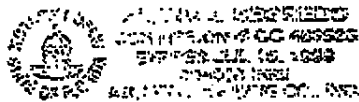
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of November, 1998, by PEDRO QUINTANILLA, who has produced a driver's license as identification and who did take an oath.



Notary Public, State of Florida

My Commission Expires:



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