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THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 279636 7145809

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : June 18, 1999

ORDER TIME : 11:56 AM

ORDER NO. : 279636-005

CUSTOMER NO: 7145809

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****285.00 ****285.00

CUSTOMER: David A. Chenkin, Esq
DAVID A. CHENKIN, ESQ., P.A.
DAVID A. CHENKIN, ESQ., P.A.
Suite 208
8551 West Sunrise Boulevard
Fort Lauderdale, FL 33322

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: FIOR'S REALTY INVESTMENT, L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

Name	XX
Available	XX
Document	CONTACT PERSON: Jeanine Reynolds
Examiner	DCC
Updater	DCC
Updater	DCC
Verifier	DCC
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W. P. Verifier	DCC

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
FIOR'S REALTY INVESTMENT, L.C.**

In consideration of the mutual covenants contained in these Articles of Organization, the undersigned members do hereby form a limited liability company pursuant to Chapter 608 of the Florida Statutes.

ARTICLE I

The name of the limited liability company and the complete mailing address for same shall be:

FIOR'S REALTY INVESTMENT, L.C.
9100 N.W. 36th Street, Suite 108
Miami, Florida 33178

ARTICLE II

The address of the principal place of business of this limited liability company in the State of Florida shall be:

FIOR'S REALTY INVESTMENT, L.C.
9100 N.W. 36th Street, Suite 108
Miami, Florida 33178

and such other place or places as may be agreed on by the members. The initial registered agent of this limited liability company shall be:

David A. Chenkin
8551 West Sunrise Blvd., Suite 208
Plantation, Florida 33322

ARTICLE III

This limited liability company shall commence existence on the date of execution and acknowledgement of these Articles, and shall continue perpetually unless earlier dissolved by the members as set forth in these Articles of Organization or Regulations.

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ARTICLE IV

The limited liability company shall be managed by co-managers whose names and addresses are as set forth herein, which co-managers shall continue as co-managers until the first annual meeting of this limited liability company, to-wit:

Danilo Fior, 9100 N.W. 36th Street, Suite 108, Miami, Florida, 33178; and

Agnese Fior, 9100 N.W. 36th Street, Suite 108, Miami, Florida, 33178.

ARTICLE V

This limited liability company is organized for the purposes of investing in real estate as well as other related activities. The purposes of the Company shall not be extended by implication or otherwise except by written amendment of this Agreement.

ARTICLE VI

The admission of new members to the limited liability company shall be permitted upon such terms and conditions as may be approved by the unanimous vote of the members.

ARTICLE VII

On the death, retirement, resignation, expulsion, bankruptcy of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the limited liability company shall be dissolved; provided, the remaining members may continue the business of the limited liability company by a unanimous vote of the profit and loss sharing ratios of the remaining members.

ARTICLE VIII

The management of the limited liability company is reserved to the members who shall vote in proportion to their ownership ratio. The names and addresses of the members are as set forth in the signature section of these Articles.

ARTICLE IX

The title to all limited liability company property shall be held in the name of the limited liability company. All property originally paid or brought into or transferred to the limited liability company as contributions to capital by members, or subsequently acquired by purchase or otherwise on account of the limited liability company, shall be property of this limited liability company.

ARTICLE X

The limited liability company shall be dissolved on the happening of any of the following events:

1. Termination of the term specified in Article III.
2. The death, retirement, resignation, expulsion, bankruptcy of any member or the occurrence of any other event which terminates the continued membership of a member unless the business is continued as provided in Article VII.
3. The unanimous agreement of the members.

ARTICLE XI

These Articles, except with respect to vested rights of the members, may be amended at any time by a unanimous vote of all of the members and such amendment shall be filed with the Florida Department of State.

ARTICLE XII

The total amount of cash initially contributed to the limited liability company is ONE THOUSAND (\$1,000.00) DOLLARS.

No property other than cash is contributed to the limited liability company as the capital contribution of each member.

[Signatures on next page]

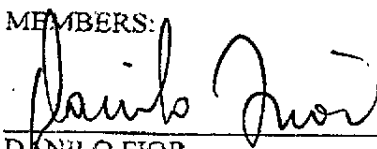
FROM : D. CHENKIN, ESQ.

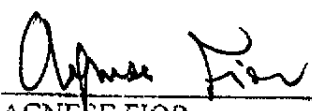
PHONE NO. : 9544762382

Jun. 18 1999 11:19AM P6

IN WITNESS WHEREOF the undersigned members have executed these Articles of Organization this 16 day of June, 1999.

MEMBERS:


DANILO FIOR


AGNESE FIOR

ADDRESSES:

9100 N.W. 36th Street, Suite 108
Miami, Florida 33178

9100 N.W. 36th Street, Suite 108
Miami, Florida 33178

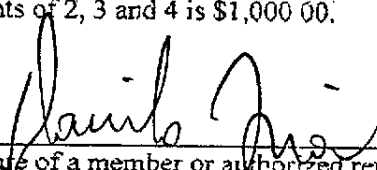
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TALLAHASSEE, FLORIDA

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

AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTION

The undersigned member or authorized representative of a member of FIOR'S REALTY INVESTMENT, L.C. deposes and says:

1. The above named limited liability company has at least one member;
2. The total amount of cash contributed by the member(s) is \$1,000.00;
3. If any, the agreed value of property other than cash contributed by member(s) is \$-0-; (If applicable, a description of the property is attached and made a part hereto)
4. The amount of cash or property anticipated to be contributed by member(s) is \$-0-;
5. The total amounts of 2, 3 and 4 is \$1,000.00.



Signature of a member or authorized representative of a member

(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)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**CERTIFICATE OF DESIGNATION OF
RESIDENT AGENT/REGISTERED**

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


1. The name of the limited liability Company is: FIOR'S REALTY INVESTMENT, L.C.
2. The name and address of the registered agent and Office is:

David A. Chenkin
(NAME)

8551 West Sunrise Blvd., Suite 208
(P. O. BOX NOT ACCEPTABLE)

Plantation, Florida 33322
(CITY/STATE/ZIP)

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, 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 property and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


David A. Chenkin, Registered Agent

June 16, 1999

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