

L99000003717



ACCOUNT NO. : 072100000032
 REFERENCE : 284855 134758A
 AUTHORIZATION :
 COST LIMIT : \$ 337.50

Patricia Pizant

ORDER DATE : June 23, 1999
 ORDER TIME : 3:19 PM
 ORDER NO. : 284855-005
 CUSTOMER NO: 134758A

200002913762--5

CUSTOMER: Theodore J. Klein, Esq
 THEODORE J. KLEIN, ESQ
 THEODORE J. KLEIN, ESQ
 88 N.e. 168th Street

N. Miami Beach, FL 33162

DOMESTIC FILING

NAME: 758 WASHINGTON AVENUE, L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 _____ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
6/24/99 PLAIN STAMPED COPY
DCC CERTIFICATE OF GOOD STANDING

| | |
|-------------------|-------------------------------------|
| Name | 6/24/99 |
| Availability | DCC |
| Document Examiner | CONTACT PERSON: Janna Wilson DCC |
| Preparer | DCC |
| Preparer Verifier | DCC |
| Acknowledgement | DCC |
| W. P. Verifier | DCC |

EXAMINER'S INITIALS:

L99000003717

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Articles of Organization
of
758 Washington Avenue, L.C.

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TALLAHASSEE, FLORIDA

THE UNDERSIGNED, being the authorized representative of and for the Members of 758 Washington Avenue, L.C., a Florida limited liability company formed hereunder, does hereby subscribe to, acknowledge and file the following Articles of Organization for the purpose of creating a limited liability company under the laws of the State of Florida.

FIRST: The name of this Company shall be:

758 Washington Avenue, L.C.

SECOND: The term of existence of this Company shall commence upon the filing of these Articles of Organization with the Florida Department of State, and this Company shall exist perpetually thereafter unless sooner dissolved according to these Articles of Organization or by law.

THIRD: This Company may engage in any activity or business permitted under the laws of the State of Florida.

FOURTH: The initial mailing address and principal place of business of this Company shall be 7950 N.E. Bayshore Court, Miami, Florida 33138 with the privilege of having its offices and branch offices at other places within or without the State of Florida.

FIFTH: The name of the initial registered agent of this Company in the State of Florida is Judith S. Berson, whose address is 900 Bay Drive, #L-9, Miami Beach, Florida 33141.

SIXTH: Pursuant to Section 608.4232 of the Florida Limited Liability Company Act (the "Act"), the Company may admit additional members only upon the written consent of all of the members. Any new member which is approved by the existing members as set forth herein shall become a member of the Company upon the payment of the contribution to the capital of the Company as established from time to time by the members, and upon such member's agreement to comply with these Articles of Organization, the Regulations (as defined under the Act) and such other documents, statutes, rules, regulations or guidelines as the members may from time to time determine in their sole discretion.

SEVENTH: 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, the Company shall be dissolved unless a majority of the other members (or a greater percentage if required under Florida law) unanimously elect to continue the Company.

EIGHTH: The Company shall be managed by one or more managers appointed by its members. The name and address of the initial

managers who shall continue to serve until replaced by the members is set forth below as follows:

Steven Z. Levinson
7950 N.E. Bayshore Court
Miami Beach, Florida 33138

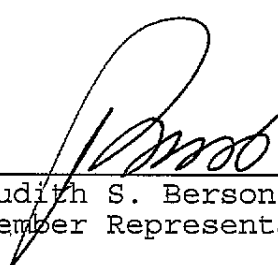
Judith S. Berson
900 Bay Drive, #L-9
Miami Beach, Florida 33141

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TALLAHASSEE, FLORIDA

NINTH: No member shall have the right to demand the return of his or its contribution to capital except as provided in the Company's Regulations then in existence.

TENTH: Members may adopt, alter, amend or repeal any provision of these Articles of Organization upon the affirmative vote of all of the members.

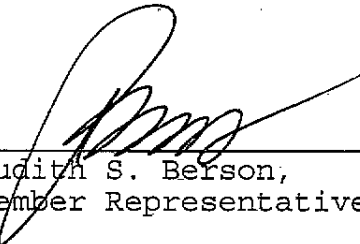
IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization in his representative capacity as the duly appointed representative of all of the members of this Company on this 17 day of June, 1999.



Judith S. Berson,
Member Representative

**CERTIFICATE DESIGNATING PLACE AND NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

In compliance with Section 608.415, Florida Statutes, it is submitted that 758 Washington Avenue, L.C., desiring to organize under the laws of the State of Florida as a limited liability company, has named Judith S. Berson, whose address is 900 Bay Drive, #L-9, Miami Beach, Florida 33141, as its agent to accept service of process within Florida (registered agent).



Judith S. Berson,
Member Representative

ACCEPTANCE OF DESIGNATION BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated Florida limited liability company, at the place designated in the Articles of Organization and in the certificate, I hereby agree, on this 17 day of June, 1999, to accept the appointment as registered agent and to act in this capacity. I further agree to comply with the provision of all statutes relating to the proper performance of my duties, and I am familiar with and accept the obligations of my duties as registered agent.



Judith S. Berson,
Registered Agent

llc.washingtonavenue

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Affidavit of Capital Contributions Attached To
Articles of Organization
of
758 Washington Avenue, L.C.

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Pursuant to Section 608.407(2), F.S., the undersigned, being the authorized representative of all of the Members of 758 Washington Avenue, L.C., a Florida limited liability company formed hereunder (the "Company"), who, upon being duly sworn, certifies the following:

1. The Company has at least one member.
2. As of the date hereof, the amount of capital contributions to the Company made by members is as follows:

\$100.00

3. The anticipated amount of additional capital contributions to the Company made by the members will be as follows:

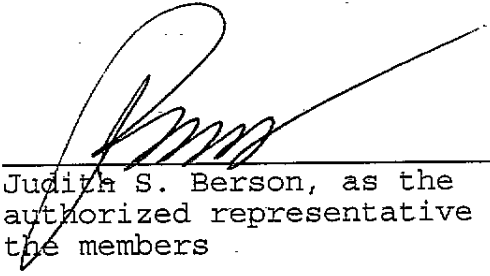
\$900.00

4. There have been no contributions to the Company made by the members other than as stated in the preceding paragraphs of this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, the undersigned, as the authorized representative of the members of the Company, declares that the undersigned has read the foregoing and the facts alleged are true, to the best of the undersigned's knowledge and belief.

Dated June 17, 1999.



Judith S. Berson, as the
authorized representative of
the members