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Account Name : STEARNS WEAVER MILLER, ET AL.
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LIMITED LIABILITY COMPANY**TWC Fifty-Three, LLC**

Certificate of Status	1
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**ARTICLES OF ORGANIZATION
OF
TWC FIFTY-THREE, LLC
(a Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes (1995) Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I
NAME**

The name of the limited liability company is TWC FIFTY-THREE, LLC (the "Company").

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Company is c/o The Wilson Company, 655 North Franklin Street, Suite 2200, Tampa, Florida 33602.

**ARTICLE III
DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS**

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

<u>Name</u>	<u>Address</u>
Brian J. McDonough	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

Filed by: J. Gerstenfeld, Corp. Legal Asst.
Stearns Weaver Miller, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

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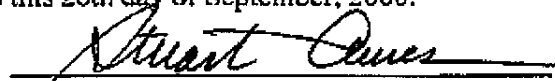
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ARTICLE VII
MANAGEMENT

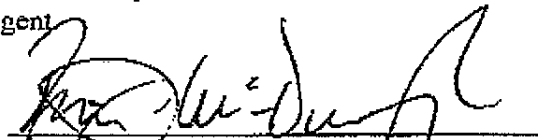
The Company is to be managed by its members.

IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles
of Organization for the foregoing uses and purposes this 26th day of September, 2000.


Stuart D. Ames
Authorized Representative of Member

ACCEPTANCE OF
REGISTERED AGENT

Having been named as registered agent and to accept service of process for TWC FIFTY-THREE, LLC 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 proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Brian J. McDonough, Registered Agent

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