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CORP. NAME: FROST REAL ESTATE HOLDINGS, LLC

() ARTICLES OF INCORPORATION	() ARTICLES OF AMENDMENT	() ARTICLES OF DISSOLUTION
() ANNUAL REPORT	() TRADEMARK/SERVICE MARK	() FICTITIOUS NAME
() FOREIGN QUALIFICATION	() LIMITED PARTNERSHIP	(XX) LIMITED LIABILITY
() REINSTATEMENT	() MERGER	() WITHDRAWAL
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ARTICLES OF ORGANIZATION

OF

FROST REAL ESTATE HOLDINGS, LLC



ARTICLE I - Name

The name of the Limited Liability Company is Frost Real Estate Holdings, LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is 4400 Biscayne Boulevard, Miami, Florida 33137.

ARTICLE III - Management

The Company shall be managed by its members, as set forth in the company's Operating Agreement and is therefore a member-managed Company.

ARTICLE IV- Registered Agent and Office

The street address of the Company's initial registered agent and office is, 4400 Biscayne Boulevard, Miami, Florida 33137, and the name of its initial registered agent at such office is Steven D. Rubin.

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

Dated this 20th day of July, 2006.

Steven D. Rubin, Authorized Representative

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Florida Statutes Chapter 608.

Dated this 20th day July, 2006.

Steven D. Rubin