

CR2E031(10/92)

ARTICLES OF ORGANIZATION
OF
143 Clarendon Avenue, LLC

We, the undersigned as organizers of a limited liability company, under the Florida Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

ARTICLE I - NAME

The name of the limited liability company is 143 Clarendon Avenue, LLC.

ARTICLE II - DURATION

The period of duration of this limited liability company shall be 30 Years from the date of the issuance of a Certificate of Organization by the State of Florida.

ARTICLE III - PRINCIPAL OFFICE

The address of the principal office of this limited liability company is Suite 1940, 1 S.E. 3rd Avenue, Miami Florida 33131, and the mailing address shall be the same.

ARTICLE IV - REGISTERED AGENT AND OFFICE

The name of the initial registered agent within Florida is Filings, Inc., a Florida corporation, and the street address is 3732 Northwest 16th Street, Fort Lauderdale, Florida 33311.

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OFFICE OF THE
TALLAHASSEE, FLORIDA

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AND
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ARTICLE V - MEMBERS

This limited liability company has one (1) members whose names and addresses are:

Denis A. Kleinfeld
Suite 1940, 1 S.E. 3rd Avenue, Miami, Florida 33131

No additional members shall be admitted unless all members, (including any additional members other than original members) shall unanimously agree, and on such terms and conditions as shall be agreed unanimously.

The death, retirement, resignation, expulsion, bankruptcy or dissolution of any member, or the occurrence of any event which terminates the continued membership of a member of this limited liability company, shall terminate this company, unless the remaining members shall unanimously agree to continue the business of the company, in which event, this company shall not so terminate.

ARTICLE VI - MANAGEMENT

The management of the company is reserved to the members of the company, in proportion to their contributions to the capital of the limited liability company. The power to adopt, alter, ammend or repeal the regulations of this limited liability company shall be vested in the members of the company.

The name and address of the managing member is:

Denis A. Kleinfeld
Suite 1940, 1 S.E. 3rd Avenue, Miami, Florida 33131

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ARTICLE VII - CONTRIBUTION

The initial capital contribution and the amount of cash contributed is \$ 0.00.

IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization on this 17th day of February 2000.

Filings, Inc.
by Teresa Roman, Vice-President

Teresa Roman
Authorized representative
of a member

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TALLAHASSEE, FLORIDA

Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with Section 607.0501, Florida Statutes, the following is submitted:

First that 143 Clarendon Avenue, LLC, desiring to organize or qualify under the laws of the State of Florida, has named Filings, Inc., a Florida corporation, located at 3732 N.W. 16th Street, Fort Lauderdale, Florida, as its agent to accept service of process within Florida.

Teresa Roman
Teresa Roman, Incorporator

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity. I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Filings, Inc.
by Teresa Roman, Vice-President

Teresa Roman

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AND
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TALLAHASSEE, FLORIDA