

L000000014929

Document Number Only

CT Corporation System
660 East Jefferson Street
Tallahassee, FL 32301
Tel 850 222 1092
Fax 850 222 7615
Attn: Jeff Netherton

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-12/04/00--01077--015
****125.00 ****125.00

CORPORATION(S) NAME

Biscayne Partners Port 95, LLC

<input type="checkbox"/> Profit	<input type="checkbox"/> Amendment	<input type="checkbox"/> Merger
<input type="checkbox"/> Nonprofit		
<input type="checkbox"/> Foreign	<input type="checkbox"/> Dissolution/Withdrawal	<input type="checkbox"/> Mark
	<input type="checkbox"/> Reinstatement	
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Annual Report	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> LLC	<input type="checkbox"/> Name Registration	<input type="checkbox"/> Change of RA
	<input type="checkbox"/> Fictitious Name	<input type="checkbox"/> UCC
<input type="checkbox"/> Certified Copy	<input type="checkbox"/> Photocopies	<input type="checkbox"/> CUS
<input type="checkbox"/> Call When Ready	<input type="checkbox"/> Call If Problem	<input type="checkbox"/> After 4:30
<input checked="" type="checkbox"/> Walk In	<input type="checkbox"/> Will Wait	<input checked="" type="checkbox"/> Pick Up
<input type="checkbox"/> Mail Out		

Name _____
Availability _____
Document _____
Examiner _____
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Order#:

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00 DEC -4 PM 12:03
TALLAHASSEE, FL 32301
SECRETARY OF STATE

00 DEC -4 PM 2:48
TALLAHASSEE, FL 32301
SECRETARY OF STATE

APPROVED
AND
FILED

**ARTICLES OF ORGANIZATION
OF
BISCAYNE PARTNERS PORT 95, LLC**

ARTICLE I: - Name

The name of the Limited Liability Company is: **BISCAYNE PARTNERS PORT 95, LLC.**

ARTICLE II: - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

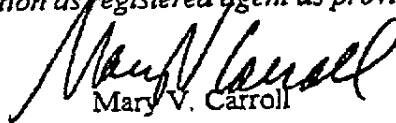
801 Brickell Avenue, Suite 900
Miami, Florida 33131

ARTICLE III: - Registered Agent, Registered Office, & Registered Agent's Signature:

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

Mary V. Carroll
One Southeast Third Avenue, 28th Floor
Miami, Florida 33131

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 proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.


Mary V. Carroll
Registered Agent

ARTICLE IV: - Management

The Limited Liability Company is to be managed by one manager and is, therefore, a manager - managed company.



Signature of a member or an authorized representative of a member.

(In accordance with section §608(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Kevin D. Carroll
Typed or printed name of signee

Dated this 1 day of DECEMBER, 2000.

APPROVED
AND
FILED
00 DEC -4 PM 2:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA