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To:

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Fax Number : (850)205-0383

From:

Account Name : BAKER & HOSTETLER LLP
Account Number : I19990000077
Phone : (407)649-4043
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LIMITED LIABILITY COMPANY

2601 N.E. 14th Street Properties, LLC

Certificate of Status	0
Certified Copy	1
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Articles of Organization

of

2601 N.E. 14TH STREET PROPERTIES, LLC

ARTICLE I

Name and Duration

The name of this Limited Liability Company is 2601 N.E. 14TH STREET PROPERTIES, LLC (hereinafter referred to as the "Company"). The duration of the Company shall be perpetual.

ARTICLE II

Principal Office

The address of the principal office of the Company is 420 Lincoln Road, Suite M1, Miami Beach, Florida 33139, or such other place as the Member(s) may determine from time to time. The mailing address shall be the same as the principal office address.

ARTICLE III

Registered Office and Agent

The address of the registered office of the Company in the State of Florida is 200 South Orange Avenue, SunTrust Center, Suite 2300, in the City of Orlando, County of Orange. The name of the registered agent at such address is A.G.C. Co.

ARTICLE IV

Company Purposes, Powers and Rights

1. The nature of the business to be conducted or promoted and the purposes of the Company are to engage in any lawful act or activity for which limited liability companies may be organized under the Florida Limited Liability Company Act (the "Act").
2. In furtherance of its corporate purposes, the Company shall have all of the general and specific powers and rights granted to and conferred on a limited liability company by the Act.

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ARTICLE V

Management

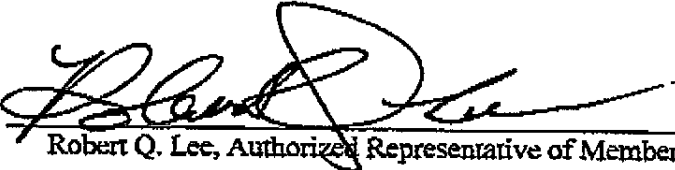
The Company shall be managed by Managers.

ARTICLE VI

Amendment

The Members shall have the right to amend, alter, change or repeal any provision contained in these Articles of Organization, in the manner now or hereafter prescribed by statute, and all rights conferred upon the Members herein are granted subject to this reservation.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Orlando, Florida on this 5th day of June, 2001.

By: 

Robert Q. Lee, Authorized Representative of Member

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REGISTERED AGENT CERTIFICATE

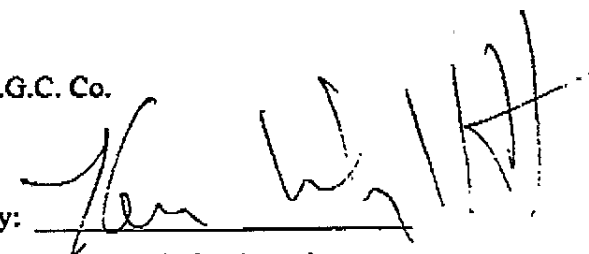
Pursuant to the Florida Limited Liability Company Act, the following is submitted, in compliance with the statute:

That 2601 N.E. 14TH STREET PROPERTIES, LLC, desiring to organize under the laws of the State of Florida, and to establish a registered office as indicated in the Articles of Organization, has named A.G.C. Co., located at 200 South Orange Avenue, SunTrust Center, Suite 2300, in the City of Orlando, County of Orange, as its registered agent to accept service of process and perform such other duties as are required in the State of Florida.

ACKNOWLEDGMENT:

Having been named to accept service of process and serve as registered agent for the above-stated Company at the place designated in this Certificate, the undersigned, by and through its duly elected officer, hereby accepts to act in this capacity, and agrees to comply with the provision of the statute relative in keeping open the office, and further states that I am familiar with Section 608.415, Florida Statutes.

A.G.C. Co.

By: 

Name: Kenneth C. Wright (printed)
As its: Vice President

DATED: June 5th, 2001

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