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LIMITED LIABILITY COMPANY  
BISCAYNE PLAZA, LLC

|                       |          |
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ARTICLES OF ORGANIZATION  
OF  
BISCAYNE PLAZA, LLC

The undersigned subscribes to these Articles of Organization to form a limited liability company (the "Company") under the Florida Limited Liability Company Act (Chapter 608, Florida Statutes).

1. Name. The name of the Company is Biscayne Plaza, LLC.
2. Principal Office. The mailing address and the street address of the principal office of the Company is:

1284 North Palm Avenue  
Sarasota, Florida 34236

3. Registered Agent. The name of the initial registered agent, and the address of the initial registered office, of the Company is:

Susan Barrett Hecker  
200 South Orange Avenue  
Sarasota, Florida 34236

4. Amendment. These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

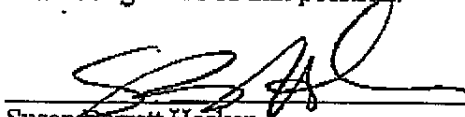
5. Management. The Company is to be a manager-managed company.

In witness whereof, the undersigned has executed these Articles of Organization this 15th day of August 2001.



Andrew Marcus  
Authorized Representative of a Member  
of Biscayne Plaza, LLC

By execution hereof, the undersigned accepts appointment as registered agent of the Company and acknowledges that he is familiar with and accepts the obligations of that position.



Susan Barrett Hecker  
Registered Agent

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