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Division of Corporations
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From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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LIMITED LIABILITY COMPANY

FLAMINGO ROAD ASSOCIATES, L.L.C.

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ARTICLES OF ORGANIZATION OF

FLAMINGO ROAD ASSOCIATES, L.L.C.

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

I.
NAME

The name of the Limited Liability Company is Flamingo Road Associates, L.L.C. (the "Company").

II.
PRINCIPAL OFFICE

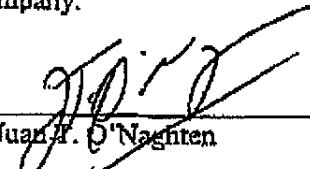
The mailing and street address of this Company's principal office shall be Suite 555, 782 North LeJuene Road, Miami, Florida 33126.

III.
REGISTERED AGENT AND REGISTERED OFFICE

The registered agent of this Company shall be Juan T. O'Naghten, whose business address is Suite 200, Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133, which shall be the registered office of this limited liability company.

IV.
MANAGEMENT BY MANAGER

This Company shall be manager-managed company.



Juan T. O'Naghten

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
FLAMINGO ROAD ASSOCIATES, L.L.C.**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 200 Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: September 17, 2001



Juan D. O'Naghen

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