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From:
Account Name : CORPORATE CREATIONS ENTERPRISES, INC.
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Phone : (561) 775-9980
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LIMITED LIABILITY COMPANY

THE HIBISCUS INN & SUITES, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
THE HIBISCUS INN & SUITES, LLC

Article II. Address

The Company's street and mailing address is:

THE HIBISCUS INN & SUITES, LLC
1609 Flagler Street
Key West FL 33040

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Joanne R. Urquiola, Esq
150 Alhambra Circle
Suite 1270
Coral Gables FL 33134

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Joanne R. Urquiola I FL Bar Member 28990
Joanne R. Urquiola, P.A.
150 Alhambra Circle
Suite 1270
Coral Gables FL 33134
305-444-0440

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Article V. Management


This will be a member-managed company. The name and address of each member is:

B & T HOLDINGS, LLC
1609 Flagler Street Key West FL 33040

Article VI. Company Existence

The Company's existence shall begin effective as of February 12, 2002.

The undersigned authorized representative of a member executed these Articles of Organization on February 13, 2002.



JOANNE R. URQUIOLA
by J.A. Fine as attorney-in-fact

Joanne R. Urquiola | FL Bar Member 28990
Joanne R. Urquiola, P.A.
150 Alhambra Circle
Suite 1270
Coral Gables FL 33134
305-444-0440

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STATEMENT OF REGISTERED AGENT


LIMITED LIABILITY COMPANY:

THE HIBISCUS INN & SUITES, LLC

REGISTERED AGENT/OFFICE:

Joanne R. Urquiola, Esq
150 Alhambra Circle
Suite 1270
Coral Gables FL 33134

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


JOANNE R. URQUIOLA, ESQ
by J.A. Fine as attorney-in-fact

Date: February 13, 2002

Joanne R. Urquiola | FL Bar Member 28990
Joanne R. Urquiola, P.A.
150 Alhambra Circle
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