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To: Division of Corporations
Fax Number : (850) 205-0383

From: Account Name : BILZIN, SUMBERG DUNN BAENA PRICE & AXELROD LLP.
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LIMITED LIABILITY COMPANY

Biscayne Center Development Company, LLC

Certificate of Status	1
Certified Copy	1
Page Count	01
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H02-37052

**ARTICLES OF ORGANIZATION
OF
BISCAYNE CENTER DEVELOPMENT COMPANY, LLC,
a Florida limited liability company**

- 1. The name of the limited liability company is Biscayne Center Development Company, LLC.
- 2. The mailing address and the street address of the principal office of the limited liability company is:

255 Alhambra Circle
Suite 1100
Coral Gables, Florida 33134.

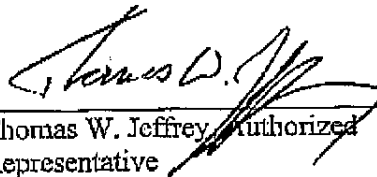
- 3. The name and street address of the initial registered agent of the limited liability company are:

Thomas W. Jeffrey
255 Alhambra Circle
Suite 1100
Coral Gables, Florida 33134.

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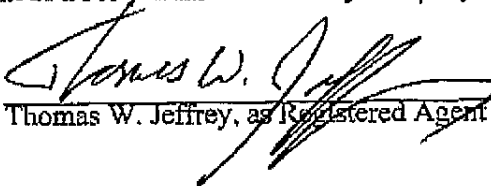
Dated: as of February 14, 2002.


Thomas W. Jeffrey, Authorized Representative

**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and will comply with any and all laws relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited liability company.

Dated: as of February 14, 2002.


Thomas W. Jeffrey, as Registered Agent