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LIMITED LIABILITY COMPANY

Key Nova Properties, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
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ARTICLES OF ORGANIZATION

KEY NOVA PROPERTIES, LLC

ARTICLE I
Name

The name of the Limited Liability Company (the "Company") is:

KEY NOVA PROPERTIES, LLC

ARTICLE II
Address

The mailing address and street address of the principal office of the Company is:

201 S. Biscayne Boulevard, Suite 1500(LAD), Miami, Florida 33131

ARTICLE III
Registered Agent, Registered Office, and Registered Agent's Signature

The name and the Florida street address of the registered agent are:

Corporation Company of Miami
201 S. Biscayne Boulevard, Suite 1500(LAD), Miami, Florida 33131

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

Corporation Company of Miami

By: 

Felicia Hickey, Assistant Secretary

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ARTICLE IV
Management

The Limited Liability Company is to be managed by one manager and, therefore, is a manager-managed company.

(In accordance with section 608.408(3), F.S., the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Date: April 28, 2002



Luis A. de Armas, Duly Authorized
Representative

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