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

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

EFFECTIVE DATE

7-8-02

LIMITED LIABILITY COMPANY

M3 Property Holdings LLC

Certificate of Status	1
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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
M3 Property Holdings LLC

Article II. Address

The Company's street and mailing address is:

M3 Property Holdings LLC
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

Article III. Registered Agent

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

Miguel Mirabal
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

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.

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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Article V. Management

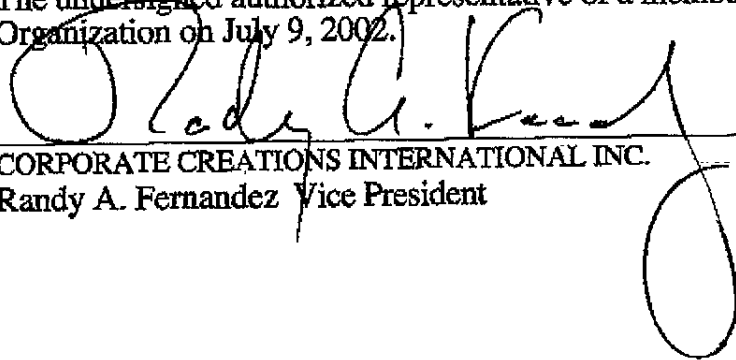
This will be a member-managed company. The name and address of each member is:

MIGUEL F. MIRABAL
1320 South Dixie Highway Suite 280 Coral Gables FL 33146
MARGARITA SENRA-MIRABAL
1320 South Dixie Highway Suite 280 Coral Gables FL 33146
MARIA TERESITA ECHEVARRIA
1320 South Dixie Highway Suite 280 Coral Gables FL 33146

Article VI. Company Existence

The Company's existence shall begin effective as of July 8, 2002.

The undersigned authorized representative of a member executed these Articles of Organization on July 9, 2002.


CORPORATE CREATIONS INTERNATIONAL INC.
Randy A. Fernandez Vice President

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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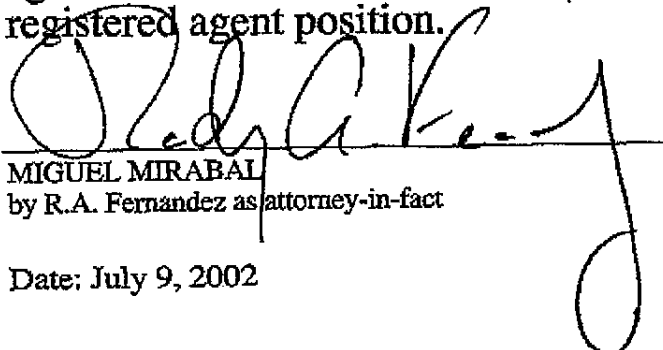
STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
M3 Property Holdings LLC

REGISTERED AGENT/OFFICE:
Miguel Mirabal
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

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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.


MIGUEL MIRABAL
by R.A. Fernandez as attorney-in-fact

Date: July 9, 2002

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941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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