

Division of Corporations

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To:

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

From:

Account Name : BILZIN, SUMBERG DUNN BAENA PRICE & AXELROD
Account Number : 075350000132
Phone : (305) 374-7590
Fax Number : (305) 350-2446

DIVISION OF CORPORATION

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LIMITED LIABILITY COMPANY

Biscayne Landing, LLC

Certificate of Status	1
Certified Copy	1
Page Count	01
Estimated Charge	\$160.00

BILZIN, SUMBERG, ET. AL

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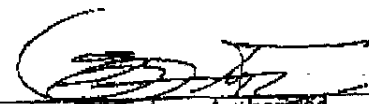
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**ARTICLES OF ORGANIZATION
OF
BISCAYNE LANDING, LLC
a Florida limited liability company**

1. The name of the limited liability company is Biscayne Landing, LLC.
2. The mailing and street address of the principal office of the limited liability company is 4651 Sheridan Street, Suite 200, Hollywood, Florida 33021.
3. The name and street address of the initial registered agent of the limited liability company are Theodore R. Stotzer, 4651 Sheridan Street, Suite 200, Hollywood, Florida 33021.


Dated: as of January 13, 2003.


Theodore R. Stotzer, 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 January 13, 2003.


Theodore R. Stotzer, Registered
Agent

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