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From:

Account Name : BILZIN, SUMBERG DUNN BAENA PRICE & AXELROD LLP.
Account Number : 075350000132
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

EVERNIA PROPERTIES, LLC

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J. BRYAN FEB - 4 2003

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**ARTICLES OF ORGANIZATION
OF
EVERNIA PROPERTIES, LLC,
a Florida limited liability company**

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TALLAHASSEE, FLORIDA

1. The name of the limited liability company is Evernia Properties, LLC.
2. The mailing address and the street address of the principal office of the limited liability company is:

1110 Brickell Avenue
Suite 806
Miami, Florida 33131.

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

Marshall R. Pasternack, P.A.
200 South Biscayne Boulevard
Suite 2500
Miami, Florida 33131-5340.

Dated: as of February 3, 2003.

By:



Marshall R. Pasternack, as Authorized
Representative

**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, as President and on behalf of Marshall R. Pasternack, P.A., a Florida corporation (the "Corporation"), which has been designated as registered agent for Evernia Properties, LLC, a Florida limited liability company, in the foregoing Articles of Organization, hereby agrees that the Corporation will accept service of process for and on behalf of Evernia Properties, LLC, and that the Corporation 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 3, 2003.

Marshall R. Pasternack, P.A., a Florida
corporation, as Registered Agent

By:



Marshall R. Pasternack, President