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Florida Department of State
Division of Corporations
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From:

Account Name : KATZ, BARRON, SQUITERO & FAUST, P.A.
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DIVISION OF CORPORATION

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RECEIVED

LIMITED LIABILITY COMPANY

BILTMORE WAY, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

03 MAR 25 AM 8:19

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**ARTICLES OF ORGANIZATION
OF
BILTMORE WAY, LLC**

The undersigned, desiring to form a limited liability company (hereinafter the "Company") under and pursuant to Florida Statute 608 entitled the Florida Limited Liability Company Act (the "Act"), does hereby adopt the following Articles of Organization for the Company:

ARTICLE I
NAME

The name of the Company is **BILTMORE WAY, LLC.**

ARTICLE II
ADDRESS

The mailing address and principal business address of the Company is 555 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is **2699 South Bayshore Drive, 7th Floor, Miami, Florida 33133**, and the name of the initial registered agent of the Company at that address is **CORPCO, INC.**

ARTICLE IV
DURATION AND EFFECTIVE DATE

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The period of the Company's duration shall be perpetual, unless the Company is dissolved earlier pursuant to the provisions of the Act.

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This instrument prepared by:
Anna Krimshstein, Esq.
Fla. Bar No. 0153419
KATZ, BARRON, SQUITERO & FAUST
2699 South Bayshore Drive, 7th floor
Miami, Florida 33133
(305)856-2444

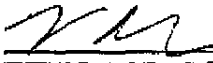
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TALLAHASSEE, FLORIDA

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ARTICLE V
MANAGEMENT OF COMPANY

Management of the Company shall be vested in the Manager(s) and it is, therefore, a manager-managed company.

IN WITNESS WHEREOF, the undersigned authorized member has hereunto set his hand and seal this 25 day of March, 2003.


WILLIAM D. ROHRER
Authorized Representative

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, I hereby accept this 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 this position as registered agent.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 25 day of March, 2003.

CORPCO, INC.

William D. Rohrer, Vice President

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