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LIMITED LIABILITY COMPANY

broadway realty investors, LLC

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ARTICLES OF ORGANIZATION OF
BROADWAY REALTY INVESTORS, L.L.C.

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

I.
NAME

The name of the limited liability company is Broadway Realty Investors, L.L.C. (the "Company").

II.
PURPOSE

The purpose of the Company shall be to conduct all business that a limited liability company can conduct under the laws of the State of Florida.

III.
PRINCIPAL OFFICE

The mailing and street address of this Company's principal office shall be 7690 S.W. 127th Street, Miami, Florida 33156.

IV.
REGISTERED AGENT AND REGISTERED OFFICE

The registered agent of this Company shall be Juan T. O'Naghten, whose business address is Suite 200, Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133, which shall be the registered office of this limited liability company.

V.
MANAGEMENT BY MEMBER

This Company shall be member-managed company. The initial member manager shall be Penny H. Fischer.

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Juan T. O'Naghten

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
BROADWAY REALTY INVENTORS, L.L.C.**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 200 Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: June 20, 2003



Juan T. O'Naghten

JULY 1 2003
TALLAHASSEE, FLORIDA

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