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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

KEYSTONE BAY, LLC

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$125.00

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**ARTICLE OF ORGANIZATION
FOR
KEYSTONE BAY, L.L.C.**

I, the undersigned, for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby make, acknowledge and file the following Articles of Organization.

**ARTICLE I
NAME**

The name of this Limited Liability Company shall be KEYSTONE BAY, L.L.C. (THE "Company").

**ARTICLE II
ADDRESS**

The street address of the principal office of the Limited Liability Company is 4000 Ponce de Leon Boulevard, Suite 450, Coral Gables, FL 33146, and the mailing address is the same.

**ARTICLE III
REGISTERED AGENT, REGISTERED OFFICE**

The name and the Florida street address of the registered agent of the Company, in the State of Florida is:

NAME

David A. McKibbin

ADDRESS

555 NE 15th Street
Venetia Center, Suite 100
Miami, Florida 33132

**ARTICLE IV
MEMBER/MANAGER**

The Limited Liability Company is to be managed by the members, and the name and address of the initial managing member is:

NAME

David A. McKibbin

ADDRESS

555 NE 15th Street
Venetia Center, Suite 100
Miami, Florida 33132

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ARTICLES V
NO PERSONAL LIABILITY

The managers, officers, and agents of the Company shall not be held personally liable or responsible for any contracts, debts, or defaults of the Company while acting for or on behalf of the Company in any official and authorized capacity. The Company shall indemnify all of its managers, officers, and agents, and all of its former managers, officers, and agents, to the fullest extent permitted by law.

ARTICLE VI
AMENDMENTS

The Articles of Organization of this limited liability company may only be amended by the majority vote of the members. No member shall be obliged to contribute additional capital to the Company unless such obligation is approved and required by a majority vote of the members.

THE UNDERSIGNED, in accordance with section 608.408(3), acknowledges that the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true, and execute these Articles of Organization this 1st day of August 2003.


DAVID A. McKIBBIN

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 this certificate, I hereby accept the 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 my position as Registered Agent as provided for in Chapter 608, Florida Statutes.


DAVID A. McKIBBIN
Registered Agent