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LIMITED LIABILITY COMPANY

BRICKELL BAY TOWER, L.L.C.

Certificate of Status	0
Certified Copy	1
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ARTICLES OF ORGANIZATION

FOR

BRICKELL BAY TOWER, L.L.C.

ARTICLE I - NAME

The name of the Limited Liability Company is:

BRICKELL BAY TOWER, L.L.C.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is:

3052 S.W. 27 AVENUE, #101
Miami, Florida 33133ARTICLE III - BUSINESS PURPOSE

The purpose of the Limited Liability Company is to engage in any lawful act or activity for which the limited liability companies may be formed under the Limited Liability Company Act of the State of Florida (the "Act").

ARTICLE IV - MEMBER AND MANAGEMENT OF BUSINESS

The name and addresses of the member of this Limited Liability Company is:

NAMEADDRESSRENZI DEVELOPERS, INC.,
a Florida corporation3052 S.W. 27 Avenue, #101
Miami, Florida 33133

This Limited Liability Company shall be a "manager-managed" company. The managing member is:

RENZI DEVELOPERS, INC.,
a Florida corporation

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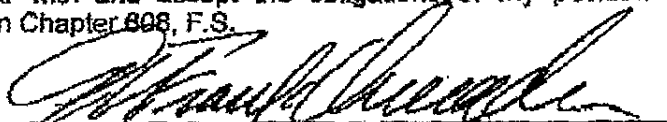
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ARTICLE V - REGISTERED AGENT, REGISTERED OFFICE &
REGISTERED AGENT'S SIGNATURE

The name and the Florida street address of the registered agent is:

G. FRANK QUESADA, ESQUIRE
1313 Ponce de Leon Boulevard, Suite 200
Coral Gables, Florida 33134

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 808, F.S.


G. FRANK QUESADA, ESQUIRE, Registered AgentARTICLE VI - AMENDMENTS

These articles may be amended from time to time by a unanimous written consent of all the members, and the amendment shall be filed, duly signed by all members of this Limited Liability Company, with the Florida Department of State.

(In accordance with section 808.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

MANAGING MEMBER:

RENZI DEVELOPERS, INC.,
a Florida corporation

By: 
RENZO RENZI, President

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