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From:

Account Name : BILZIN, SUMBERG BAENA PRICE & AXELROD LLP.
Account Number : 075350000132
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LIMITED LIABILITY COMPANY

Biscayne Holdings, LLC

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Page Count	01
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**ARTICLES OF ORGANIZATION
OF
BISCAYNE HOLDINGS, LLC
a Florida limited liability company**

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

18755 Biscayne Boulevard
Aventura, Florida 33180
3. The name and street address of the initial registered agent of the limited liability company are:

Theodore R. Stotzer
321 East Hillsboro Boulevard
Deerfield Beach, Florida 33441

Dated: as of October 15th, 2003.


Theodore R. Stotzer, Authorized
Representative

**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and 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 October 15th, 2003.


Theodore R. Stotzer, Registered Agent

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