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LIMITED LIABILITY COMPANY

GALLAGHER PLAZA 57 LLC

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ARTICLES OF ORGANIZATION

OF

GALLAGHER PLAZA 57 LLC

a Florida limited liability company

1. The name of this limited liability company is GALLAGHER PLAZA 57 LLC (the "Company").

2. The principal place of business and the mailing address of the Company is:

1500 San Remo Avenue, Suite 251
Coral Gables, FL 33146

3. The name and address of the registered agent of the Company is:

Sue Gallagher
1500 San Remo Avenue, Suite 251
Coral Gables, FL 33146

4. The Company is to be managed by one or more managers. The initial managers will be:

Sue Gallagher
Doug Gallagher

IN WITNESS WHEREOF, the undersigned manager of GALLAGHER PLAZA 57 LLC, has executed these Articles of Organization this 13th day of January 2004.


Sue Gallagher, Manager

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ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for GALLAGHER PLAZA 57 LLC, at the place designated in these Articles of Organization, hereby agrees to act in such capacity and to comply with the provisions of law in relation thereto. The undersigned is familiar with the obligations of a Registered Agent under the Florida Limited Liability Company Act.


Sue Gallagher, Registered Agent

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