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LIMITED LIABILITY COMPANY

66 WEST FLAGLER, LLC

\*File First\*

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**ARTICLES OF ORGANIZATION****OF****68 WEST FLAGLER, LLC****ARTICLE I - Name**

The name of the Limited Liability Company is 68 West Flagler, LLC (the "Company").

**ARTICLE II - Address**

The mailing address and street address of the principal office of the Company is c/o Easton & Associates, Inc., 10165 N.W. 19<sup>th</sup> Street, Miami, FL 33172.

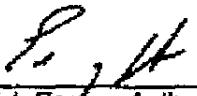
**ARTICLE III - Registered Agent and Office**

The street address of the Company's initial registered office is c/o Easton & Associates, Inc., 10165 N.W. 19<sup>th</sup> Street, Miami, FL 33172, and the name of its initial registered agent at such office is Edward J. Easton.

**ARTICLE IV - Management**

The Company is to be managed by one or more members and is therefore a member-managed company.

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. Dated this 9th day of January, 2004.

  
Edward J. Easton, Authorized Signor

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

The undersigned, having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Florida Statutes Chapter 608. Dated this 9th day of January, 2004.

  
Edward J. Easton  
Registered Agent

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