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LIMITED LIABILITY COMPANY

SIXTY FIRST STREET REALTY, LLC

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5

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**ARTICLES OF ORGANIZATION OF
SIXTY FIRST STREET REALTY, LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

**I.
NAME**

The name of the Limited Liability Company is Sixty First Street Realty, LLC (the "Company").

**II.
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be Suite 200, Grand Bay Plaza, 2665 So. Bayshore Drive, Miami, Florida 33133.

**III.
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Eduardo J. Garcia whose business address is Suite 200, Grand Bay Plaza, 2665 So. Bayshore Drive, Miami, Florida 33133, which shall be the registered office of this limited liability company.

**IV.
MANAGEMENT BY MANAGER**

This Company shall be a manager-managed company.

**V.
MANAGERS**

The initial managers shall be:

Sixty First Street Investors, LLC, a Florida limited liability company
Hector Mata
Jose I. Garcia

Sixty First Street Investors, LLC

By: 
As: Manager

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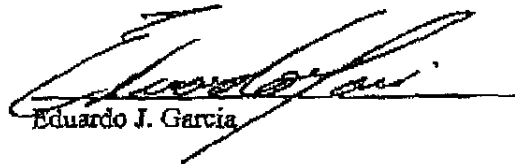
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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
SIXTY FIRST STREET REALTY, LLC**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 200, Grand Bay Plaza, 2665 So Bayshore Drive, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: March 25, 2004


Eduardo J. Garcia

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