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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

AVATAR REAL ESTATE SERVICES OF KEY BISCAYNE, LLC

Certificate of Status	0
Certified Copy	1
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ARTICLES OF ORGANIZATION**OF****AVATAR REAL ESTATE SERVICES OF KEY BISCAYNE, LLC****ARTICLE I - Name**

The name of the Limited Liability Company is Avatar Real Estate Services of Key Biscayne, LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is 260 Crandon Boulevard, Suite 12, Key Biscayne, Florida 33149.

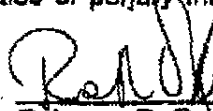
ARTICLE III - Registered Agent and Office

The street address of the Company's initial registered office is 260 Crandon Boulevard, Suite 12, Key Biscayne, Florida 33149, and the name of its initial registered agent at such office is Vivian Dimond.

ARTICLE IV - Management

The Company is to be managed by one or more managers and is therefore a manager-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 27 day of April, 2004.



Rebecca R. Orand, 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 27 day of April, 2004.



Vivian Dimond, Registered Agent

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