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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

BRICKELL BAY COMMERCIAL, LLC

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ARTICLES OF ORGANIZATION

OF

BRICKELL BAY COMMERCIAL, LLC

The undersigned, desiring to form a Limited Liability Company, pursuant to Florida Statutes Chapter 608, regarding Limited Liability Companies, does hereby certify as follows:

**ARTICLE I
Name**

The name of said Limited Liability Company shall be BRICKELL BAY COMMERCIAL, LLC.

**ARTICLE II
Principal and Mailing Address**

The principal and mailing address of the Company shall be: 100 S. Biscayne Blvd, Suite #1100, Miami, FL 33131.

**ARTICLE III
Duration**

BRICKELL BAY COMMERCIAL, LLC shall have a perpetual duration from the date of the filing of these Articles of Organization, unless earlier dissolved by the Members.

**ARTICLE IV
Purposes**

BRICKELL BAY COMMERCIAL, LLC is formed with the purpose to engage in such lawful acts or activities for which limited Liabilities Companies may be formed under Florida Statutes Chapter 608.

ARTICLE V

Registered Agent

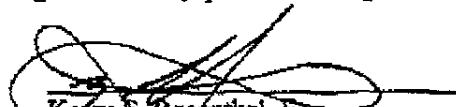
The registered agent for service of process as required by and within the meaning of Florida Statutes Chapter 608 shall be: Kerry E. Rosenthal, Esq., 2875 NE 191st Street, Suite 500, Aventura, FL 33180. Having been named as registered agent and to accept service of process for the above stated limited liability company of the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to

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comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.


Kerry E. Rosenthal, Esq.

**ARTICLE VI
Management of Limited Liability Company**

The management of BRICKELL BAY COMMERCIAL, LLC is reserved to the Managing Member(s).

**ARTICLE VII
Managing Members**

The initial Managing Members of BRICKELL BAY COMMERCIAL, LLC shall be:

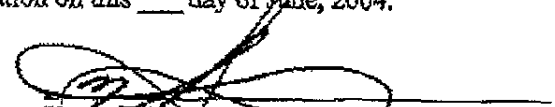
Jerome Hollo
100 S. Biscayne Blvd.
Suite 1100
Miami, FL 33131

Wayne Hollo
100 S. Biscayne Blvd.
Suite 1100
Miami, FL 33131

Tibor Hollo
100 S. Biscayne Blvd
Suite 1100
Miami, FL 33131

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IN WITNESS WHEREOF, the undersigned representative of a Managing Member has executed these Articles of Organization on this ___ day of June, 2004.


Kerry E. Rosenthal, Esq.
As Authorized Agent for Managing Member

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