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AUG-12-2004 THU 11:55 AM Murai Wald Biondo

FAX NO. (305) 358-9490

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Division of Corporations

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LIMITED LIABILITY COMPANY
MIAMI RIVERFRONT PROPERTIES, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
FOR
MIAMI RIVERFRONT PROPERTIES, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to Florida Statute 608 entitled the Florida Limited Liability Company Act, do hereby adopt the following Articles of Organization for such Limited Liability Company:

ARTICLE I

NAME

The name of this Limited liability Company is **MIAMI RIVERFRONT PROPERTIES,LLC.**

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STATE OF FLORIDA
TALLAHASSEE

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of the limited liability company is 848 Brickell Avenue, Suite 700, Miami, Florida 33131.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company in the State of Florida is 900 Ingraham Building, 25 Southeast Second Avenue, Miami, Fl 33131 and the name of the initial registered agent of the Company at that address is Murai Wald Biondo Moreno & Brochin, P.A.

THIS INSTRUMENT PREPARED BY:
M. Cristina Moreno
FL Bar #: 259721
Murai Wald Biondo & Moreno P.A.
25 Southeast Second Avenue, Suite 900
Miami, Florida 33131
(305) 358-5900

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ARTICLE IV

EFFECTIVE DATE

These Articles of Organization shall be effective upon filing.

IN WITNESS WHEREOF, the undersigned Members' authorized representative has executed these Articles of Organization on this 12 day of August, 2004.

MEMBERS' AUTHORIZED REPRESENTATIVE:

Murai Wald Biondo Moreno & Brochin, P.A.

By: *M. Cristina Moreno*
M. Cristina Moreno, Vice President

REC'D
MAY 12 11 57 AM '04
MURAI WALD BIONDO MORENO & BROCHIN, P.A.

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE
FOR
MIAMI RIVERFRONT PROPERTIES, LLC**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA

MIAMI RIVERFRONT PROPERTIES, LLC, with its principal office, as indicated in its Articles of Organization, at City of Miami, County of Dade, State of Florida, has named Murai Wald Biondo Moreno & Brochin, P.A., located at 900 Ingraham Building, 25 Southeast Second Avenue, Miami, Florida 33131, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated limited liability company, at the place designated in this Certificate, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provision of Florida Statutes relative to the obligations of such registered agent, with which the undersigned acknowledges it is familiar.

Dated this 12 day of August, 2004.

MURAI, WALD, BIONDO MORENO & BROCHIN, P.A.

By: *M. Cristina Moreno*
Name: **M. Cristina Moreno**
Title: **Vice President**