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From: Account Name : FAS-T CORP. AGENTS, INC.
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LIMITED LIABILITY COMPANY

1400 20TH STREET HOLDINGS, LLC

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**ARTICLES OF ORGANIZATION
OF
1400 20TH STREET HOLDINGS, LLC**

The undersigned hereby forms a limited liability company under Chapter 608 of the laws of the State of Florida.

ARTICLE I. NAME.

The name of the limited liability company shall be: 1400 20th Street Holdings, LLC

ARTICLE II. ADDRESSES.

The address of the principal office of this limited liability company shall be 1200 Brickell Avenue, Suite #950, Miami, FL 33131 and the mailing address of the limited liability company shall be the same.

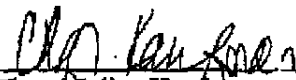
ARTICLE III. REGISTERED AGENT AND OFFICE.

The street address of the initial registered office of the limited liability company shall be 2301 Sunset Drive, Miami Beach, FL 33140 and the name of the initial registered agent of the limited liability company at that address is Cheryl Julien Kaufman.

ARTICLE IV. MANAGEMENT.

The limited liability company is a member managed company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on August 16, 2004.


Cheryl Julien Kaufman, authorized
representative of member

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Prepared by:
Cheryl Julien Kaufman, Esq.
Cheryl Julien Kaufman
2301 Sunset Drive
Miami Beach, FL 33140
(305) 533-5380
FL Bar No. 623679

STATEMENT OF ACCEPTANCE BY REGISTERED AGENT

Having been named the Registered Agent of the above-stated limited liability company, I, Cheryl Julien Kaufman, accept the appointment as Registered Agent and agree to act in such capacity. I further agree that I shall comply with the provisions of all statutes relating to the proper and complete performance of its duties, and I am familiar with and accept the obligations of the position of Registered Agent.


Cheryl Julien Kaufman

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