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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

340 BISCAVNE, LLC

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**ARTICLES OF ORGANIZATION
OF
340 BISCAYNE, LLC**

The undersigned, being a duly authorized representative of the member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is 340 BISCAYNE, LLC (the "Company").

ARTICLE II

ADDRESS

The principal office and mailing address of the Company is:

270 NE 4th Street
Miami, Florida 33132

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 701 Brickell Ave., Suite 3000, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Intrastate Registered Agent Corporation as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

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ARTICLE V

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VI

ADDITIONAL MEMBERS

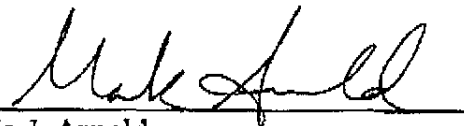
Additional Members may be admitted upon the unanimous written consent of the then existing Members, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

ARTICLE VII

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 29th day of December, 2004.



Mark Arnold
Duly Authorized Representative of the
Member(s)

777-29-1115
2107660001

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for 340 BISCAYNE, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 29th day of December, 2004.

INTRASTATE REGISTERED AGENT CORPORATION

By: *Ronald Albert, Jr.*
Ronald Albert, Jr., Vice/President

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