

Mar-23-05

10:55am

From: Katz Barron Squitero Faust, A.

305-285-9227

-885 P. 01/003

Division of Corporations

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Florida Department of State
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LIMITED LIABILITY COMPANY

S&T INVESTMENT PROPERTIES, LLC

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**ARTICLES OF ORGANIZATION
OF
S&T INVESTMENT 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, does hereby adopt the following Articles of Organization for such Company:

**ARTICLE I
NAME**

The name of the limited liability company is S&T INVESTMENT PROPERTIES, LLC.

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the limited liability company is 2699 South Bayshore Drive, 7th Floor, Miami, Florida 33133.

**ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Company is 2699 South Bayshore Drive, Seventh Floor, Miami, Florida 33133, and the name of the registered agent of this Company at that address is CORPCO, INC.

**ARTICLE IV
DURATION AND EFFECTIVE DATE**

The period of this Company's duration shall be perpetual.

**ARTICLE V
PURPOSE**

The Company shall be authorized to engage in and transact any and all lawful business within and without the State of Florida or United States for which companies may be organized under Chapter 608, Florida Statutes, as amended and supplemented.

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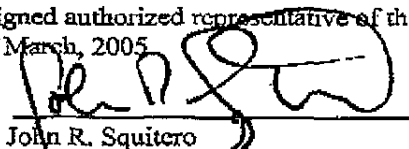
ARTICLE VI
MANAGEMENT OF COMPANY

The business of the Company shall be manager-managed by two (2) initial Managers. The Managers shall hold the office and have the responsibility accorded to them by the members and set out in the operating agreement. The name and address of the initial Managers, who are to serve until the first annual meeting of Members or until their successor is elected and qualified, are:

John Tomlinson
3700 Leafy Way
Miami, Florida 33133

John Squitiero
2699 South Bayshore Drive, 7th Floor
Miami, Florida 33133

IN WITNESS WHEREOF, the undersigned authorized representative of the members has hereunto set her hand and seal this 22 day of March, 2005.



John R. Squitiero
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability Company at the place designated in the Articles of Organization, I hereby accept this appointment as registered agent and agree to act in this capacity. I further agree to 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.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 23 day of March, 2005.

CORPCO, INC.

By: 

Name: John R. Squitiero
Title: Vice President

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