

Division of Corporations

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Florida Department of State
Division of Corporations
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FLORIDA/FOREIGN LIMITED LIABILITY CO

1650 BISCAYNE, LLC

Certificate of Status	1
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ARTICLES OF ORGANIZATION
OF
1650 BISCAYNE, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I
NAME

The name of the Limited Liability Company is 1650 Biscayne, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is c/o Chava E. Genet, 150 West Flagler Street, Suite 2200, Miami, Florida 33130.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS

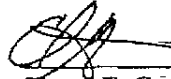
The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Chava E. Genet	150 West Flagler Street Museum Tower, Suite 2200 Miami, FL 33130

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TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 26th day of January, 2006.



Chava E. Genet, Authorized Representative of Member

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement to designate a registered office and registered agent in the State of Florida:

1. The name of the Company is 1650 Biscayne, LLC.
2. The name and street address of the registered agent and office are:

Chava E. Genet
150 West Flagler Street
Museum Tower, Suite 2200
Miami, FL 33130

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Dated: January 26, 2006

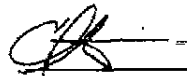


Chava E. Genet
Authorized Representative of Member

REGISTERED AGENT'S ACCEPTANCE.

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: January 26, 2006



Chava E. Genet, Registered Agent