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LIMITED LIABILITY COMPANY

116 ALHAMBRA, L.L.C.

W99-13482

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FAX AUDIT NO. H99-13928

ARTICLES OF ORGANIZATION
OF
116 ALHAMBRA, L.L.C.,
a Florida limited liability company

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1. The name of the limited liability company is: 116 Alhambra, L.L.C.
2. The period of duration of the limited liability company shall commence upon the filing of these Articles of Organization and shall be perpetual.
3. The mailing address and the street address of the principal office of the limited liability company is:

116 Alhambra Circle, Suite J
Coral Gables, FL 33134.

4. The name and street address of the initial registered agent of the limited liability company are:

Lawrence Beame
116 Alhambra Circle, Suite J
Coral Gables, FL 33134

5. The members of the limited liability company may admit additional members only as, and to the extent, provided for in the regulations, as amended from time to time, upon the unanimous consent of the members of the limited liability company.
6. Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the remaining members may continue the business of the limited liability company only as, and to the extent, provided for in the regulations, as amended from time to time, of the limited liability company.
7. The management of the limited liability company is reserved to its members. The names and addresses of the initial managing members of the limited liability company are:

Lawrence Beame
760 San Juan Dr.
Coral Gables, FL
33143

Olga Pizzi Garcia
5870 S.W. 85th St.
Miami, FL
33143

E. Stetson Glines
1134 Obispo Ave.
Coral Gables, FL
33134

David Herbert
5161 S.W. 21st Ct.
Ft. Lauderdale, FL
33317

Dated: as of June 9, 1999.

By: Lawrence Beame, Member

This instrument prepared by:
Deborah R. Mayo, Esquire
Florida Bar No. 366226
BILZIN SUMBERG DUNN PRICE & AXELROD LLP
2500 First Union Financial Center
Miami, Florida 33131-2336
Telephone: (305) 374-7560

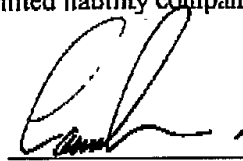
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ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and will comply with any and all laws relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited liability company.

Dated: as of June 9, 1999.



Lawrence Beame

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AFFIDAVIT

The undersigned, Lawrence Beame ("Affiant"), a member of the limited liability company being created pursuant to the Articles of Organization to which this Affidavit is attached, being first duly sworn on oath, hereby deposes and says as follows:

1. The limited liability company has at least one member.
2. The agreed value of property contributed or anticipated to be contributed to the limited liability company by its members, which shall consist of cash, is \$340,000.00. It is not anticipated that any property contributions will be made to the limited liability company by its members.
3. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant has read and understands the contents of this Affidavit and the facts stated herein are true and correct to the best of Affiant's knowledge and belief.

Dated: as of June 9, 1999.




Lawrence Beame

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me this 9 day of June 1999, by Lawrence Beame; such individual is personally known to me or has produced DL # B500-320-51-409 as identification.

My Commission Expires:

[NOTARIAL SEAL]


NOTARY PUBLIC, STATE OF
FLORIDA
Print Name: Bonnee Hammell
Serial No., if any: _____



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