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To:
Division of Corporations
Fax Number : (850)205-0383

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

LIMITED LIABILITY COMPANY

531 Property, L.L.C.

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|-----------------------|----------|
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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
531 Property, L.L.C.

Article II. Address

The Company's street and mailing address is:
531 Property, L.L.C.
8550 NW 33rd Street
Suite 200
Miami FL 33122

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TALLAHASSEE

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Anibal J. Duarte-Viera
8550 NW 33rd Street
Suite 200
Miami FL 33122

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Anibal J. Duarte-Viera | FL Bar Member 910392
Law Offices of Anibal J. Duarte-Viera, P.A.
8550 NW 33rd Street
Suite 200
Miami FL 33122
305-774-1300
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Article V. Management

This will be a manager-managed company. The name and address of each manager is:

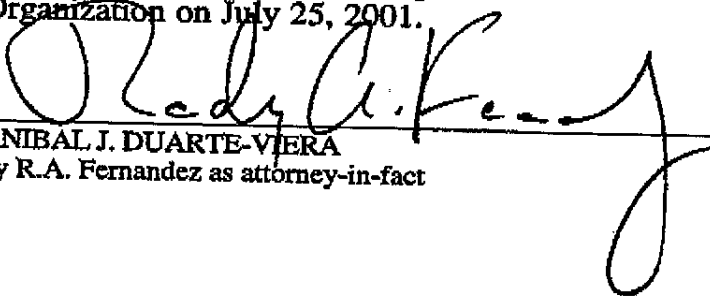
ANIBAL J. DUARTE-VIERA
8550 NW 33rd Street Suite 200 Miami FL 33122

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TALLAHASSEE, FLORIDA

Article VI. Company Existence

The Company's existence shall begin effective as of July 25, 2001.

The undersigned authorized representative of a member executed these Articles of Organization on July 25, 2001.



ANIBAL J. DUARTE-VIERA
by R.A. Fernandez as attorney-in-fact

Anibal J. Duarte-Viera | FL Bar Member 910392
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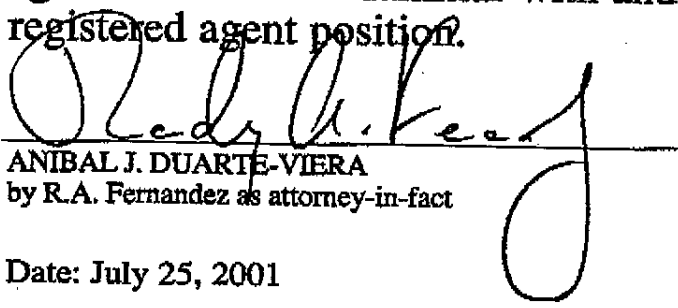
STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
531 Property, L.L.C.

REGISTERED AGENT/OFFICE:
Anibal J. Duarte-Viera
8550 NW 33rd Street
Suite 200
Miami FL 33122

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I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


ANIBAL J. DUARTE-VIERA
by R.A. Fernandez as attorney-in-fact

Date: July 25, 2001

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