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LIMITED LIABILITY COMPANY

7744 Fisher Island Dr. LLC

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ARTICLES OF ORGANIZATION

OF

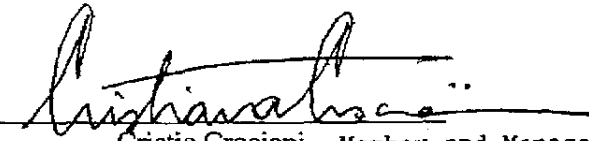## 7744 FISHER ISLAND DR. LLC

a Florida limited liability company

1.   The name of this limited liability company is 7744 FISHER ISLAND DR. LLC (the "Company").

2.   The principal place of business and the mailing address of the Company is:

        7744 Fisher Island Drive
        Miami, FL 33109

3.   The name and address of the registered agent of the Company is:

        C T Corporation System
        1200 S. Pine Island Rd.
        Plantation , FL 33324

4.   The Company is to be managed by one or more managers.

        IN WITNESS WHEREOF, the undersigned authorized representative 7744 FISHER ISLAND DR. LLC, has executed these Articles of Organization this 27th day of September 2004.

Cristie Crociani , Member and Manager

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ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for **7744 FISHER ISLAND DR. LLC**, at the place designated in these Articles of Organization, hereby agrees to act in such capacity and to comply with the provisions of law in relation thereto. The undersigned is familiar with the obligations of a Registered Agent under the Florida Limited Liability Company Act.

Barbara A Burke
_____
BARBARA A. BURKE
SPECIAL ASSISTANT SECRETARY

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