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LIMITED LIABILITY COMPANY

SOUTH KENDALL INVESTORS, LLC

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ARTICLES OF ORGANIZATION
OF
SOUTH KENDALL INVESTORS, LLC

The undersigned hereby forms and organizes a limited liability company pursuant to Section 608.407 of the Florida Limited Liability Company Act (the "Act") and adopts the following Articles of Organization of SOUTH KENDALL INVESTORS, LLC (the "Company"):

ARTICLE ONE

NAME

The name of the limited liability company is: SOUTH KENDALL INVESTORS
LCC.

ARTICLE TWO

ADDRESS

The mailing address and street address of the principal office of the Company is
11672 S.W. 91st Terrace, Miami, Florida 33176-1060.

ARTICLE THREE

INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company is
Cober Corporate Agents, Inc., 4000 International Place, 100 S.E. Second Street, Miami,
FL 33131.

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ARTICLE FOUR

MANAGEMENT

The Company will be a manager-managed company.

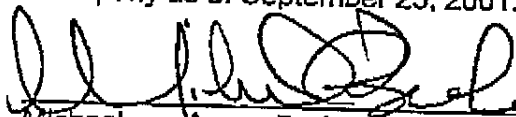
ARTICLE FIVE

INDEMNIFICATION

To the fullest extent permitted by law, the Company shall indemnify any person who was or is a party to any proceeding by reason of the fact that he/she is or was a manager or a managing member of the Company or is or was serving at the request of the Company as a manager, managing member, officer, employee or agent of another limited liability company, corporation, partnership, joint venture, trust or other enterprise against liability incurred in connection with such proceeding, including the appeal thereof, if he/she acted in good faith and in a manner he/she reasonably believed to be in, or not opposed to, the best interests of the Company and, with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The Company shall reimburse each person for all costs and expenses, including attorneys' fees, reasonably incurred by him/her in connection with any such liability in the manner provided for by law or in accordance with the regulations of the Company.

The rights accruing to any person under the foregoing provision shall not exclude any other right to which he/she may be lawfully entitled, nor shall anything therein contain or restrict the right of the Company to indemnify or reimburse such person in any proper case even though not specifically provided for herein.

IN WITNESS WHEREOF, these Articles of Organization have been executed by an authorized representative of a Member of the Company as of September 25, 2001.


Michael A. Berke, Authorized Representative

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been designated as registered agent for SOUTH KENDALL INVESTORS, LLC in the foregoing Articles of Organization, I, on behalf of Cober Corporate Agents, Inc., a Florida corporation, hereby agree to accept service of process for said limited liability company and to comply with all statutes relative to the complete and proper performance of the duties of a registered agent. I am familiar with and accept the obligations of that position.

COBER CORPORATE AGENTS, INC., a
Florida corporation

By: 

Michael A. Berke

Title: Vice President

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