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LIMITED LIABILITY COMPANY

The Miami River Site, LLC

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**ARTICLES OF ORGANIZATION
OF
THE MIAMI RIVER SITE, LLC
a Florida limited liability company**

- 1. The name of the limited liability company is The Miami River Site, LLC.
- 2. The mailing and street address of the principal office of the limited liability company is:

1500 San Remo Avenue
Suite 300
Coral Gables, Florida 33146

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

Steven Stattner
c/o Integrated Property Services, Inc.
1500 San Remo Avenue
Suite 300
Coral Gables, Florida 33146

Dated: as of October 6, 2003.

Steven Stattner /s/
Steven Stattner, Authorized Representative

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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 October 6, 2003.

Steven Stattner /s/
Steven Stattner, Registered Agent