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LIMITED LIABILITY COMPANY

Fittipaldi Brickell Developers I, LLC

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**ARTICLES OF ORGANIZATION
OF
FITTIPALDI BRICKELL DEVELOPERS I, LLC
a Florida limited liability company**

1. The name of this limited liability company is FITTIPALDI BRICKELL DEVELOPERS I, LLC (the "Company").
2. The principal place of business and the mailing address of the Company is:

Fittipaldi Executive Center I, LLC
735 Crandon Boulevard
Lake Villa II #503
Key Biscayne, FL 33149
Attn: Emerson Fittipaldi

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

CT Corporation
1200 South Pine Island Road
Plantation, FL 33324

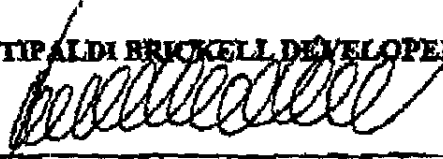
4. The Company shall indemnify any and all of its members, managers, officers, employees or agents or former officers, managers, employees or agents or any person or persons who may have served at its request as an officer, manager, employee or agent of another company, corporation, partnership, joint venture, trust or other enterprise in which it owns an equity interest or of which it is a creditor, to the full extent permitted by law. Said indemnification shall include, but not be limited to, the expenses, including the cost of any judgments, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceedings, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such person or their legal representative may be made a party or may be threatened to be made a party, by reason of such person being or having been an officer, employee or agent as herein provided. The foregoing right of indemnification shall not be exclusive of any other rights to which any officer, employee or agent may be entitled as a matter of law or which such person may be lawfully granted.

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ARTICLE
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IN WITNESS WHEREOF, the undersigned member of FITTIPALDI BRICKELL DEVELOPERS I, LLC, has executed these Articles of Organization this 24 day of OCTOBER 2003.

FITTIPALDI BRICKELL DEVELOPERS, INC.

By: 
Lian Duarte, Authorized Representative

WITNESSETH

10-23, 2003

By: Barbara A Burke

03 OCT 21 AM 9:03