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Account Name : Florida Research & Filing Services, Inc.
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LIMITED LIABILITY COMPANY

CAUSF RESEARCH, LLC

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**ARTICLES OF ORGANIZATION
OF
CAUSE RESEARCH, LLC**

**ARTICLE I
NAME**

The name of the Florida limited liability company (the "Company") is CAUSE Research, LLC.

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal address of the Company is: c/o Carter & Associates, Inc., 1275 Peachtree Street, N.E., Suite 100, Atlanta, Georgia 30309-3524.

**ARTICLE III
REGISTERED AGENT, REGISTERED OFFICE
& REGISTERED AGENT'S SIGNATURE**

The name and Florida street address of the registered agent are:

Mr. John Elliot Carter
Carter & Associates, Inc.
4905 West Laurel Street
Suite 200
Tampa, Florida 33607

Having been named as a registered agent and to accept service of process for the above stated Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes

CARTER & ASSOCIATES, INC.

By: 

John Elliot Carter
Executive Vice President

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**ARTICLE IV
MANAGEMENT**

The management of the Company is vested in a sole member, and is therefore a member-managed Company. The name and address of the member is as follows:

Title:Name and Address:

Sole Member

CA University, LLC, a Georgia limited liability
company
1275 Peachtree Street, N.E., Suite 100
Atlanta, Georgia 30309-3524

**ARTICLE V
LIMITATION ON COMPANY ACTIVITY AND AMENDMENTS**

The sole purpose of the Company shall be to acquire, own, develop, manage, repair, replace, restore, operate, lease and otherwise deal with and dispose of a ground lease interest in that certain real property located at 3720 Spectrum Boulevard, Hillsborough County, Florida, and the development and construction of an inter-disciplinary research building thereon, and to engage in any and all activities directly related thereto as are necessary, appropriate or advisable thereto. Until the date on which all Obligations (as defined in the Loan Agreement - IDRB (the "Loan Agreement"), dated on or about the date hereof, between the Company and Bank of America, N.A. (together with its successors and assigns, the "Lender")), have been paid in full, the Company may not incur any obligation constituting indebtedness under generally accepted accounting principles except to or with the written consent of the Lender, except (x) unsecured trade payables and operational debt incurred in the ordinary course of developing, constructing and operating such property and (y) unsecured third party financing paid as and when due for tenant work letter obligations, tenant improvement allowances or obligations to pay leasing commissions.

Until the date on which all Obligations have been paid in full, these Articles of Organization may not be amended except with the prior written consent of the Lender.

[SIGNATURE ON FOLLOWING PAGE]

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Lydia Lott

850-942-6446

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IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization as of the 16th day of January, 2004. In accordance with F.S. Section 608.408(3), the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true.

Susan E. Foxworth
Susan E. Foxworth, Organizer

AND
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