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FLORIDA/FOREIGN LIMITED LIABILITY CO.

OFF BRICKELL PROPERTIES, LLC

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**ARTICLES OF ORGANIZATION
OF
OFF BRICKELL PROPERTIES, LLC**

The undersigned, for the purposes of forming a limited liability company under the Florida Limited Liability Company Act, pursuant to Chapter 608 of the Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization (the "Articles").

ARTICLE I - NAME

The name of the Limited Liability Company shall be Off Brickell Properties, LLC (the "Company").

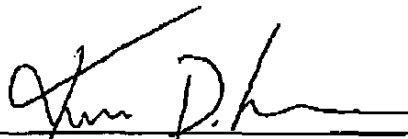
ARTICLE II - ADDRESS OF PRINCIPAL OFFICE

The mailing address and street address of the principal office of the Company is 18851 N.E. 29th Avenue, Suite 767, Aventura, Florida 33180.

ARTICLE III - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Corporation Company of Miami, 201 S. Biscayne Boulevard, Suite 1500 (KDC), Miami, Florida 33131.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on this 28th day of October, 2006.



Kevin D. Cowan
Authorized Representative

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ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named in the Articles of Organization of Off Brickell Properties, LLC, as the Registered Agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in these Articles of Organization, and hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all applicable Florida laws relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of the position as Registered Agent as provided in Chapter 608 of the Florida Statutes.

CORPORATION COMPANY OF MIAMI

By: 2006 OCT 30 A 11:00
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Dated: October 28, 2006