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CORPORATION(S) NAME

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Doral Flexxspace LLC

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LAURA EARNEST

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**ARTICLES OF ORGANIZATION
OF
DORAL FLEXXSPACE LLC**

Under Section 608.407 of the Florida Limited Liability Company Act.

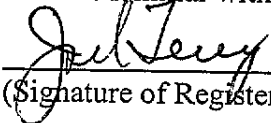
The undersigned, being a duly organized limited partnership under the laws of the State of Delaware and acting as the organizer and sole initial member (the "Managing Member") of the limited liability company (the "Company") hereby being formed under Section 608.407 of the Florida Limited Liability Company Act (the "Act"), certifies that:

FIRST: The name of the Company is Doral FlexxSpace LLC.

SECOND: The term of the Company shall commence upon the date of filing of these Articles of Organization with the Department of State of the State of Florida and shall thereafter be perpetual.

THIRD: The mailing address and street address of the Company is 1400 Northwest 107th Avenue, Miami, Florida 33172-2704.

FOURTH: The name and address of the Registered Agent for service of process is Joel Levy, 1400 Northwest 107th Avenue, Miami, Florida 33172-2704, who has signed below to acknowledge that he is familiar with and accepts the obligations of that position.



(Signature of Registered Agent) *Joel Levy*
Executive Vice President

FIFTH: One or more additional members may be admitted to the Company with the prior written consent of the current members.

SIXTH: If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy or upon the occurrence of any other event which terminates the continued membership of a member of the Company, the remaining members of the Company may, by unanimous written consent, continue the business of the Company.

PREPARED BY:
Michael Basile, Esq.
Florida Bar No. 197599
STROOCK & STROOCK & LAVAN LLP
3300 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2385

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SEVENTH: Except as set forth in Article Eighth, the Company is to be managed by its Managing Member. The Managing Member of the Company is AP-Adler Investment Fund 2, L.P., a Delaware limited partnership, whose address is 1400 Northwest 107th Avenue, Miami, Florida 33172-2704. The Managing Member will, except as to those matters set forth in Article Eighth, have sole, exclusive and complete discretion in the management and control of the business of the Company and will make all decisions affecting its business, including, but not limited to, spending the Company's funds, acquiring assets, incurring debt on behalf of the Company for borrowed money or otherwise, and the mortgaging or pledging of Company assets for the repayment of such debt.

Except as to those matters set forth in Article Eighth, the Managing Member will have full power and authority to execute and deliver in the name of and on behalf of the Company such documents or instruments as the Managing Member deems appropriate for the conduct of the Company's business in accordance with this Agreement. No person, firm or corporation dealing with the Company will be required to inquire into the authority of the Managing Member to take any action or make any decision, except as to those matters specified in Article Eighth.

EIGHTH: (a) For so long as any obligations are outstanding under the loan to the Company in the maximum principal sum of Six Million Five Hundred Thousand Dollars (\$6,500,000) (the "Loan") arranged by Bank United (the "Lender"), notwithstanding any other provision of these Articles and any provision of law that otherwise so empowers the Company, for so long as any obligations are outstanding under the Loan, the Company shall not do any of the following unless the Company receives the written consent of the Lender while the Loan is outstanding:

(i) (A) amend, alter, change or repeal Sections 3, 14 and 26 of the Limited Liability Company Agreement of the Company (the "Operating Agreement"), (B) to amend, alter, change or repeal Section 1.4 of the Agreement of Limited Partnership ("Partnership Agreement") of Doral FlexxSpace, Ltd., a Florida limited partnership (the "Partnership") or (C) amend, alter, change or repeal Articles Seventh and Eighth of these Articles of Organization;

(ii) dissolve or liquidate, in whole or in part, consolidate or merge with or into any other entity or convey, sell or transfer its properties and assets substantially as an entirety to any entity, or cause the Partnership to dissolve, wind up or liquidate, in whole or in part, or cause the Partnership to consolidate or merge with or into any other entity or convey, sell or transfer its properties and assets substantially as an entirety to any entity; and

(iii) engage in any business or activity other than as set forth in the Operating Agreement, or cause the Partnership to engage in any business or activity other than as set forth in the Partnership Agreement of the Partnership, as the case may be.

(b) Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Company, the Company shall not, without consent of the Lender while the Loan is outstanding, do any of the following:

(i) file a voluntary petition or otherwise initiate or acquiesce in or consent to proceedings to be adjudicated insolvent or seeking an order for relief as a debtor under the United States Bankruptcy Code, as amended (the "Code") or file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency or other relief for debtors; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the properties and assets of the Company, or make any general assignment for the benefit of creditors, or admit in writing its inability to pay its debts generally as they become due, or declare or effect a moratorium on its debt or take any corporate action in furtherance of any such action;

(ii) file, or cause the Partnership to file, a voluntary petition or otherwise initiate or acquiesce in or consent to, or cause the Partnership to initiate or acquiesce in or consent to, voluntary or involuntary proceedings for the Partnership to be adjudicated insolvent or seeking an order for relief as a debtor under the Code, or file or cause the filing of, or cause the or the Partnership to file or cause the filing of, any petition seeking any composition, reorganization, readjustment, liquidation, dissolution, or similar relief for the or the Partnership under the Code or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency or other relief for debtors; or seek, or cause the or the Partnership to seek, the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Partnership or of all or any substantial part of the properties and assets of the Partnership, or make, or cause the Partnership to make, any general assignment for the benefit of its creditors or admit in writing its inability to pay its debts generally as they become due or declare or effect a moratorium on its debt or take any partnership action in furtherance of any such action; or

(iii) take any action that would result in the Partnership no longer being a "single-asset entity."

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IN WITNESS WHEREOF, I have subscribed these Articles and do hereby affirm the foregoing as true under the penalties of perjury, this 3rd day of December, 1999.

AP-ADLER INVESTMENT FUND 2, L.P. a Delaware limited partnership

By: ADLER NEWCO GP 2, INC., a Florida corporation, *its managing general partner*

By: Joel Levy
Joel Levy, Executive Vice President

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