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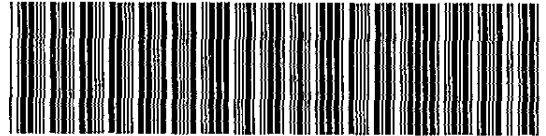
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DIVISION OF CORPORATIONS



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 801684 7199649

AUTHORIZATION :

COST LIMIT : \$155.00

ORDER DATE : January 9, 2006

ORDER TIME : 3:46 PM

ORDER NO. : 801684-005

CUSTOMER NO: 7199649

FILED
2006 JAN -9 AM 9:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: PEEBLES URBAN, LLC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Jamela Fordyce - EXT. 2936

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION

OF

PEEBLES URBAN, LLC

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

These Articles of Organization are made for the purpose of organizing a Florida limited liability company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

ARTICLE I - NAME

The name of the limited liability company is PEEBLES URBAN, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 550 Biltmore Way, Suite 970, Coral Gables, FL 33134.

ARTICLE III - DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV - PURPOSES

The Company is organized for the purpose of transacting all lawful activities and businesses.

ARTICLE V
REGISTERED AGENT; REGISTERED ADDRESS

The name of the initial registered agent of the Company is Stuart K. Hoffman. The Florida street address of the initial registered agent of the Company is c/o Hunton & Williams, LLP, 1111 Brickell Avenue, Suite 2500, Miami, Florida 33131.

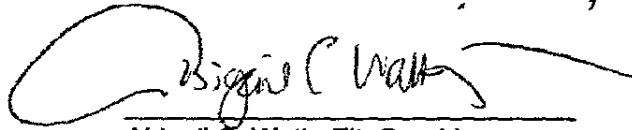
ARTICLE VI
MANAGEMENT

The Company is to be member managed in accordance with the terms and conditions of the Company's Operating Agreement.

ARTICLE VII
ADMISSION OF ADDITIONAL MEMBERS

Additional members to the Company may be admitted only in accordance with the terms and conditions of the Company's Operating Agreement, as amended from time-to-time.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 9th day of January, 2006.

A handwritten signature in black ink, appearing to read 'Abigail C. Watts-FitzGerald', is written over a horizontal line.

Abigail C. Watts-FitzGerald
Duly Authorized Representative

**CERTIFICATE DESIGNATING THE ADDRESS
AND AN AGENT UPON WHOM PROCESS MAY BE SERVED**

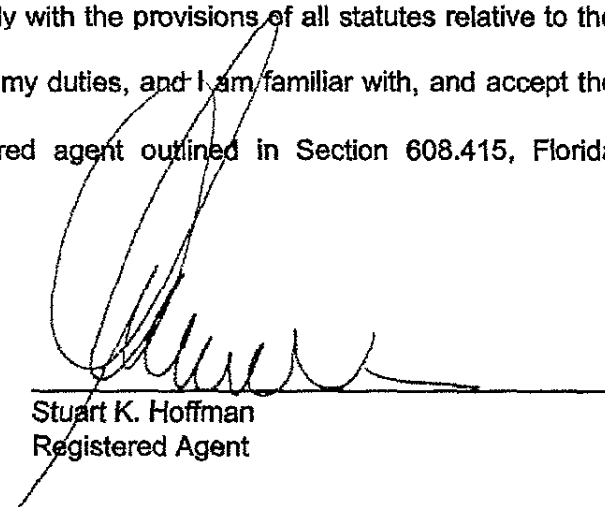
WITNESSETH:

That PEEBLES URBAN, LLC desiring to organize under the laws of the State of Florida, has named Stuart K. Hoffman, located at Hunton & Williams, LLP, 1111 Brickell Avenue, Suite 2500, Miami, Florida 33131, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with, and accept the duties and obligations of a registered agent outlined in Section 608.415, Florida Statutes.

Dated this 9th day of January, 2006.



Stuart K. Hoffman
Registered Agent