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To: Division of Corporations
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From: Account Name : LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
Account Number : 072720000036
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FLORIDA LIMITED LIABILITY CO.
HIR DB OPCO LLC

Certificate of Status	0
Certified Copy	1
Page Count	01
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**ARTICLES OF ORGANIZATION
OF
HIR DB OPCO LLC**

ARTICLE I - NAME

The name of this limited liability company is HIR DB Opco LLC (the "Company").

ARTICLE II - PRINCIPAL OFFICE

The mailing address and street address of the principal office of the Company is 1525 International Parkway, Suite 3021, Lake Mary, Florida 32746.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 1200 South Pine Island Road, Plantation, Florida 33324 and the name of the initial registered agent of the Company at that address is NRAI Services, Inc.

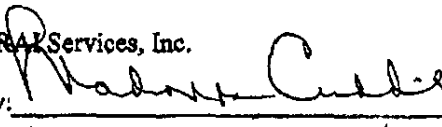
ARTICLE IV - MANAGEMENT

The Company is a manager-managed limited liability company and the initial manager of the Company is PELTA RE Ventures LLC.


Richard J. Fildes, Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability 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 605, Florida Statutes.

NRAI Services, Inc.
By: 
Name: _____
As its: Madonna Cuddihy
Special Assistant Secretary