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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Astor Property Management LLC

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ARTICLES OF ORGANIZATION
OF
ASTOR PROPERTY MANAGEMENT LLC

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: **ASTOR PROPERTY MANAGEMENT LLC.**

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ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

2601 South Bayshore Drive, Suite 1800
Miami, Florida 33133

ARTICLE III - Registered Agent/Office

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

Registered Agents of Florida, LLC
100 S.E. Second Street, Suite 2900
Miami, Florida 33131

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, the undersigned 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 statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By: _____
Charles J. Rennert, Vice President

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ARTICLE IV - Management

The Company will be manager-managed and the sole manager of the Company is **Astor Property Management Inc.**, a Florida corporation.

The undersigned member has executed these Articles of Organization this 22 day of June, 2006.

Leonardo J. Caraballo,
Authorized Representative of the Member

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(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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