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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Alhambra Legacy, LLC

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**ARTICLES OF ORGANIZATION
OF
ALHAMBRA LEGACY, LLC**

The undersigned, being a duly authorized representative of the Sole Member, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is ALHAMBRA LEGACY, LLC (the "Company").

ARTICLE II

ADDRESS

The principal and mailing address of the Company is:

121 Alhambra Plaza
Penthouse I
Suite 1600
Coral Gables, Florida 33134

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 121 Alhambra Plaza, Penthouse I, Suite 1600, Coral Gables, Florida 33134 as the street address of the initial registered office of the Company and names R. Larry Rentz as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the unanimous written agreement of the Members.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V

MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable.

ARTICLE VI

MANAGERS

The names and addresses of the initial Managers of the Company are:

W. Allen Morris
121 Alhambra Plaza
Penthouse I, Suite 1600
Coral Gables, Florida 33134

Yazmin Gil
121 Alhambra Plaza
Penthouse I, Suite 1600
Coral Gables, Florida 33134

Dale I. Graham
121 Alhambra Plaza
Penthouse I, Suite 1600
Coral Gables, Florida 33134

R. Larry Rentz
121 Alhambra Plaza
Penthouse I, Suite 1600
Coral Gables, Florida 33134

The Managers shall serve in such capacity until their successor(s) are duly elected and qualified.

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ARTICLE VII

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VIII

ADDITIONAL MEMBERS

Additional Members may be admitted upon the written consent of the Members in the manner set forth in the Operating Agreement of the Company.

ARTICLE IX

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company, if any.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 2nd day of September, 2006.
October

Nichole Fitzgerald

Nichole Fitzgerald, Duly Authorized
Representative of the Sole Member

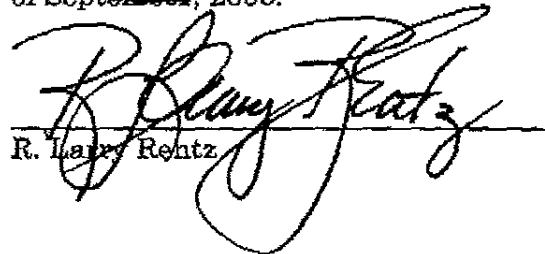
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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for ALHAMBRA LEGACY, LLC, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 2nd day of ^{October}~~September~~, 2006.


R. Larry Reitz

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