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**LIMITED LIABILITY COMPANY**

**port st. lucie one, llc**

Certificate of Status	0
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ARTICLES OF ORGANIZATION

(4)

OF

PORT ST. LUCIE ONE, LLC

The undersigned, being a duly authorized representative of a 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 Port St. Lucie One, LLC (the "Company").

ARTICLE II

ADDRESS

The principal office and mailing address of the Company is:

2601 South Bayshore Drive  
Suite 200  
Miami, FL 33133

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 520 Brickell Key Drive, Suite 0-305, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Transglobal Corporate Administration, LLC as the Company's initial registered agent at that address to accept service of process within this state.

This Instrument Prepared By:  
FREEMAN, HABER, ROJAS & STANHAM, LLP  
MARCO E. ROJAS, ESQ.  
Florida Bar No.: 940453  
520 Brickell Key Drive, Suite 0-305  
Miami, Florida 33131  
Telephone: (305) 374-3800

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## ARTICLE IV

### MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Managers, who shall serve in such capacity until their successor(s) are duly elected and qualified, shall be:

Jack Kaplan  
Eduardo Avila

## ARTICLE V

### 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 written agreement of a majority of ownership interest.

## ARTICLE VI

### 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 VII

### ADDITIONAL MEMBERS

Additional Members may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company.


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ARTICLE VIII

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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 9<sup>th</sup> day of August, 2004.

  
MARCO E. ROJAS  
Duly Authorized Representative of a  
Member

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Port St. Lucie One, 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 9<sup>th</sup> day of August, 2004.

TRANSGLOBAL CORPORATE  
ADMINISTRATION, LLC

  
By: Marco E. Rojas, Manager

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