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LIMITED LIABILITY COMPANY

DHM Tumpa Hotel GP, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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H04000220894 3

ARTICLES OF ORGANIZATION

OF

DHM TAMPA HOTEL GP, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I

The name of the Limited Liability Company is DHM TAMPA HOTEL GP, LLC (the "Company").

ARTICLE II ADDRESS

The mailing address and street address of the principal office of the Company is 1001 N. US Highway 1, Suite 800, Jupiter, Florida 33477.

ARTICLE III DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida

are:

Name

Address

Robert I. Weissler

2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

Filed by: J. Gerstenfield, Comp. Legal Aast. Stemms Weaver Miller Weiselser, et al. 150 West Flagler Street, Suite 2200 Mizmi, Florida 33130 T: 305-789-3545/F: 305-789-3395

H04000220894 3

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of

Organization for the foregoing uses and purposes this 1st day of November, 2004.

Robert I. Weissler

Authorized Representative of Member

REGISTERED AGENT'S ACCEPTANCE

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, Florida Statutes.

Dated: November 1, 2004

Robert I. Weissler, Registered Agent

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SECHETANY OF STATE