

01-13-2005 3:59PM FROM BROAD AND CASSEL 2135 T-2 P-17004 F-055 page 1 of 1

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Account Number : I20030000006
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LIMITED LIABILITY COMPANY

2020 Ponce, LLC

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**ARTICLES OF ORGANIZATION
OF
2020 PONCE, LLC**

**ARTICLE I
Name**

The name of the limited liability company is 2020 PONCE, LLC (the "Company").

**ARTICLE II
Address**

The mailing address and street address of the principal office of the Company is 100 South Biscayne Boulevard, Suite 1100, Miami, Florida 33131.

**ARTICLE III
Registered Agent**

The name of the Company's registered agent in the State of Florida is Kathleen Crogan, and the address of the Company's registered office is 100 South Biscayne Boulevard, Suite 1100, Miami, Florida 33131.

**ARTICLE IV
Duration**

The period of duration for the Company shall be perpetual.

**ARTICLE V
Management**

The Company is a manager-managed limited liability company.

**ARTICLE VI
Admission of Additional Members**

Members shall have the right to admit additional members as provided by the Florida Limited Liability Company Act by a vote of a majority-in-interest of the members.

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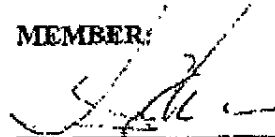
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**ARTICLE VII
Members' Rights to Continue Business**

The death, retirement, resignation, expulsion, dissolution, bankruptcy, dissociation or withdrawal of any member, or the occurrence of any other event that terminates the continued membership of any member shall not cause the Company to be dissolved or its affairs to be wound-up, and, upon the occurrence of any such event, the Company shall be continued without dissolution and without any affirmative action or requirement of the part of the members.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of this 13th day of January, 2005.

MEMBER:



TIBOR HOLLO

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ACCEPTANCE OF APPOINTMENT
AS
REGISTERED AGENT
OF
2020 PONCE, LLC

Having been named as registered agent and to accept service of process for the above-named limited liability company at the place designated in the Articles of Organization, 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 the obligations of my position as a registered agent.


KATHLEEN CROGAN

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