

Division of Corporations

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Florida Department of State
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DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY
LAS OLAS REAL ESTATE HOLDINGS II, LLC

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3/9/2005

**ARTICLES OF ORGANIZATION
OF
LAS OLAS REAL ESTATE HOLDINGS II, LLC**

Pursuant to section 608.407, Florida Statutes, the undersigned hereby files these Articles of Organization as follows:

ARTICLE I - NAME

The name of the Limited Liability Company is LAS OLAS REAL ESTATE HOLDINGS II, LLC.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is 401 E. Las Olas Blvd., Suite 2200, Ft. Lauderdale, FL 33301.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal this 9th day of March, 2005.


K. Lawrence Gragg
Authorized Representative

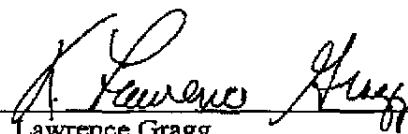
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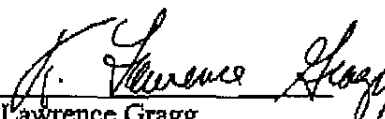
**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent:

Las Olas Real Estate Holdings II, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated 200 S. Biscayne Boulevard, Suite 4900, Miami, Florida 33131, as its initial Registered Office and has named K. Lawrence Gragg, located at said address as its initial Registered Agent.

By: 
K. Lawrence Gragg
Authorized Representative

Having been named Registered Agent for the above stated limited liability company, at the designated Registered Office, the undersigned hereby accepts said appointment 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 the undersigned's duties, and the undersigned is familiar with and accepts the obligations of the undersigned's position as registered agent.

By: 
K. Lawrence Gragg
Registered Agent

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