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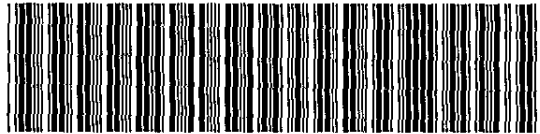
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# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
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IVY Tampa, LLC

☐ Art of Inc. File  
☐ LTD Partnership File  
☐ Foreign Corp. File  
☒ L.C. File  
☐ Fictitious Name File  
☐ Trade/Service Mark  
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☐ Certificate of Fictitious Name  
☐ Corp Record Search  
☐ Officer Search  
☐ Fictitious Search  
☐ Fictitious Owner Search  
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☐ Driving Record  
☐ UCC 1 or 3 File  
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Signature

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Name SP Date 6/20/05 Time 8:58

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ARTICLES OF ORGANIZATION

OF

IVY TAMPA, LLC

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

ARTICLE I - NAME

The name of the limited liability company shall be Ivy Tampa, LLC

ARTICLE II - DURATION

Ivy Tampa, LLC (the "Company") shall have perpetual duration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND ADDRESS

The principal place of business and the address of the Company shall be 5847 San Felipe, Suite 850, Houston, Texas 77057, and its mailing address is the same.

ARTICLE IV - PURPOSES AND POWERS

The general purpose for which the Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida in connection therewith. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE V - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Philip O. Allen, Esquire, of Peterson & Myers, P.A., 225 E. Lemon Street, Suite 300, Lakeland, Florida 33801, and whose mailing address is P.O. Box 24628, Lakeland, Florida 33802-4628.

ARTICLE VI - NAMES OF MEMBERS AND CAPITAL CONTRIBUTIONS

The Member of the Company is:

Ivy Realty Trust  
5847 San Felipe, Suite 850  
Houston, Texas 77057

ARTICLE VII - MANAGEMENT

The Company is to be managed by one (1) Manager. The initial Manager will serve until the first annual meeting of the Members or until his successor is elected and qualified. The initial Manager's name and address is as follows:

Ivy Realty Trust  
5847 San Felipe, Suite 850  
Houston, Texas 77057

ARTICLE VIII - OPERATING AGREEMENT

The Member of the Company shall hereafter adopt the Operating Agreement setting forth all the terms, provisions, conditions and covenants by which the Company will be governed. The power to adopt, alter, amend or repeal the Operating Agreement shall be vested in the Members of the Company by unanimous written consent.

IN WITNESS WHEREOF, the undersigned, as incorporator, hereby executes these articles of organization this 25 day of March, 2005.

*may*

Ivy Realty Trust

By: 

Robert P. Messer, Jr., President

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT P. MESSER, JR., as president of Ivy Realty Trust, a Texas Real Estate Investment Trust, who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this 25 day of ~~March~~ <sup>May</sup>, 2005, at Houston, Texas.

(SEAL)



Janet Baugh  
Notary Public, State of Texas

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**ACCEPTANCE**

Having been named to accept service of process for Ivy Tampa, LLC at the place designated as stated in these Articles of Organization, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of Chapter 608, Florida Limited Liability Company Act.

DATED this 17<sup>th</sup> day of June, 2005.

  
PHILIP O. ALLEN, Registered Agent