

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000073717
FILED 8:00 AM
July 27, 2005
Sec. Of State
jsadler

Article I

The name of the Limited Liability Company is:

STRAAT TOSCANA LLC

Article II

The street address of the principal office of the Limited Liability Company is:

141 N.E. THIRD AVENUE
SUITE 1100
MIAMI, FL. US 33132

The mailing address of the Limited Liability Company is:

141 N.E. THIRD AVENUE
SUITE 1100
MIAMI, FL. US 33132

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

STRAAT REAL ESTATE LLC
141 N.E. THIRD AVENUE
SUITE 1100
MIAMI, FL. 33132

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, 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 and accept the obligations of my position as registered agent.

Registered Agent Signature: JUAN DIEGO CALLE

Signature of member or an authorized representative of a member

Signature: STEWART L. KASNER