

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

L05000092589
FILED 8:00 AM
September 20, 2005
Sec. Of State
mhodges

Article I

The name of the Limited Liability Company is:
VIA LUGANO TARRAGON, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
200 EAST LAS OLAS BLVD
SUITE 1660
FT. LAUDERDALE, FL. 33301

The mailing address of the Limited Liability Company is:
3100 MONTICELLO AVE
SUITE 200
DALLAS, TX. 75205

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:
CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION FLORIDA, FL. 33324

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: MARK HOLLAWAY

Article V

The name and address of managing members/managers are:

Title: MGRM
TARRAGON CORPORATION
3100 MONTICELLO AVE SUITE 200
DALLAS, TX. 75205

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Signature of member or an authorized representative of a member

Signature: KATHRYN MANSFIELD