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Division of Corporations

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: CAMNER, LIPSITZ AND POLLER, PROFESSIONAL ASSOCIATION Account Name

Account Number : 075410001634 : (305)442-4994 Phone

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LIMITED LIABILITY COMPANY

OUORUM REALTY, LLC

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ARTICLES OF ORGANIZATION OF QUORUM REALTY, LLC

The undersigned hereby forms a limited liability company under the Florida Limited Liability Company Act and adopt as the Articles of Organization of such limited liability company the following:

- The name of the limited liability company: QUORUM REALTY, LLC (the "Company")
- II. The mailing address of the principal place of business in Florida: 1701 Ponce de Leon Boulevard, Suite 202, Coral Gables, Florida 33134.
- Itt. The purpose for which this Limited Liability Corporation is organized is for any and all lawful business.
- IV. The name and address of the Company's initial Registered Agent is: Guillermo Martinez, 1701 Ponce de Leon Boulevard, Coral Gables, Florida 33134
 - V. The Company is member-managed. The names and addresses of the Members are:

JORGE ENRIQUE POSADA

1701 Ponce de Leon Boulevard, Suite 202, Coral Gables, FL 33134

IN WITNESS WHEREOF, the undersigned, an authorized representative of QUORUM REALTY, LLC has executed these Articles of Organization this ____ day of September, 2005_____

AUTHORIZED REPRESENTATIVE

Name: Guillermo Mertinez

Title: An Authorized Representative

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ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for QUORUM REALTY, LLC, at the place designated in these Articles of Organization, hereby agrees to act in such capacity and to comply with the provisions of law in relation thereto. The undersigned is familiar with the obligations of a Registered Agent under the Florida Limited Liability Company Act

Guillermo Mag

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SECRETARY OF STATE