

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

L05000123022
FILED 8:00 AM
December 28, 2005
Sec. Of State
gharvey

Article I

The name of the Limited Liability Company is:

ONE BISCAYNE TOWER, LLC

Article II

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

C/O L&B REALTY ADVISORS, LLP
8750 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX. US 75231

The mailing address of the Limited Liability Company is:

C/O L&B REALTY ADVISORS, LLP
8750 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX. US 75231

Article III

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

EXCLUSIVE PURPOSES OF ACQUIRING REAL PROPERTY (AS DEFINED
IN SECTION 501(C)(25)(A) AND 501(C)(25)(F) OF THE INTERNAL
REVENUE CODE OF 1986, AS AMENDED, AND HOLDING TITLE TO, AND
COLLECTING INCOME FROM, SUCH PROPERTY AND REMITTING THE
ENTIRE

Article IV

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

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, 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: JENNIFER F. AULTMAN, ASST. SECRETARY

Article V

The name and address of managing members/managers are:

Title: MGR
L&B REALTY ADVISORS, LLP
8750 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX. 75231 US

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Signature of member or an authorized representative of a member

Signature: BENJAMIN R. TARBUTTON, REPRESENTATIVE