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FLORIDA/FOREIGN LIMITED LIABILITY CO.

TRACT 33, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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ARTICLES OF ORGANIZATION

OF

TRACT 33, LLC

ARTICLE I

NAME

The name of the Limited Liability Company is Tract 33, LLC (the "Company").

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of the Company is 3250 Northwest 87th Avenue, Suite 400, Miami, Florida 33178.

ARTICLE III

DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV

REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

Name

Address

Francisco J. Menendez

2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned, in its capacity as the sole member of the Company, has made and subscribed these Articles of Organization for the foregoing uses and purposes this 30th day of January, 2006.

MASCAP DEVELOPMENT, L.C., a Florida limited liability company

By: 

Juan Carlos Mas, Manager and President

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement to designate a registered office and registered agent in the State of Florida.

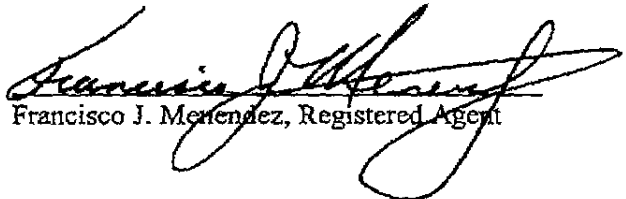
1. The name of the Company is Tract 33, LLC.
2. The name and street address of the registered agent and office are:

Francisco J. Menendez
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

REGISTERED AGENT=S ACCEPTANCE

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: JANUARY 30, 2006


Francisco J. Menendez, Registered Agent

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