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Florida Department of State
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From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

palm & tower V investors, llc

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April 26, 2006

FLORIDA DEPARTMENT OF STATE

Division of Corporations

EMPIRE CORPORATE KRM COMPANY

SUBJECT: PALM & TOWER V INVESTORS, LLC

REF: 806000112417

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and resubmit the complete document, including the electronic filing cover sheet.

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**ARTICLES OF ORGANIZATION OF
PALM & TOWER V INVESTORS, LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

NAME

The name of the Limited Liability Company is Palm & Tower V Investors, LLC ("Company").

PRINCIPAL OFFICE

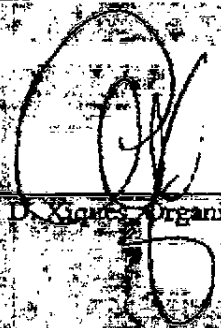
The mailing and street address of this Company's principal office shall be Suite 300, Grove Professional Building, 2950 SW 27th Avenue, Miami, Florida 33133.

REGISTERED AGENT AND REGISTERED OFFICE

The registered agent of this Company shall be Alfredo D. Xiques whose business address is Suite 300, Grove Professional Building, 2950 SW 27th Avenue, Miami, Florida 33133, which shall be the registered office of this limited liability company.

MANAGEMENT BY MANAGER

This Company shall be manager-managed company.



Alfredo D. Xiques, Organizer

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06 APR 26 2006
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STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
PALM & TOWER V INVESTORS, LLC

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 300, Grove Professional Building, 2950 SW 27th Avenue, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: April 24, 2006

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