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DIVISION OF CORPORATION

FLORIDA/FOREIGN LIMITED LIABILITY CO.

ASTOR PROPERTY HOLDINGS, LLC

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FAX AUDIT NO. H06000169914 3

**ARTICLES OF ORGANIZATION
OF
ASTOR PROPERTY HOLDINGS, LLC**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: **ASTOR PROPERTY HOLDINGS, LLC.**

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is: 2601 South Bayshore Drive, Suite 1800, Miami, Florida 33133

ARTICLE III - Registered Agent/Office

The name and Florida street address of the registered agent is: Registered Agents of Florida, LLC, 100 Southeast 2nd Street, Suite 2900, Miami, Florida 33131

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, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By: Charles J. Remert
Charles J. Remert, VP

The undersigned member has executed these Articles of Organization this 29th day of June, 2006.

Leonardo J. Caraballo
Leonardo J. Caraballo, Authorized Representative of the Member

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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