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DIVISION OF CORPORATIONS

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Grove Plaza Partners, LLC

Certificate of Status	1
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ARTICLES OF ORGANIZATION
OF
GROVE PLAZA PARTNERS, LLC

ARTICLE I

The name of the limited liability company formed hereby is GROVE PLAZA PARTNERS, LLC (the "Limited Liability Company").

ARTICLE II

The duration of the Limited Liability Company shall be perpetual.

ARTICLE III

The principal office and mailing address of the Limited Liability Company shall be as follows:

1395 Brickell Avenue
Suite 900
Miami, Florida 33131

ARTICLE IV

The Registered Agent of the Limited Liability Company and his street address in the State of Florida are as follows:

Richard A. Wood, Esq.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131


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ARTICLE V

The Limited Liability Company shall be managed by William H. Holly, Managing Member.

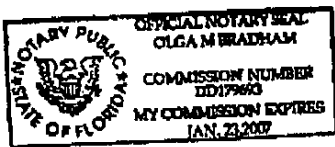



 Richard A. Wood,
 as Authorized Representative of the Members

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE)

Before me personally appeared Richard A. Wood, as Authorized Representative of the Members, who is personally known to me, or who produced _____ as identification, to be the person who executed the foregoing Articles of Organization.

In witness whereof I have hereunto set my hand and official seal this 16 day of August, 2006.





 Notary Public
 Print Name: _____
 My Commission expires: _____

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**CERTIFICATE OF DESIGNATION
OF RESIDENT AGENT AND
ACCEPTANCE OF DESIGNATION**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned limited liability company organized under the laws of the state of Florida, submits the following statement in designating its Registered Office and Registered Agent in the State of Florida:

- 1. The name of the limited liability company is GROVE PLAZA PARTNERS, LLC
- 2. The name and address of the Registered Agent and Office is:

Richard A. Wood, Esq.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131

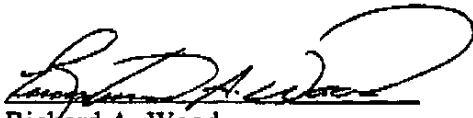
Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in the Certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as Registered Agent.



Richard A. Wood, Registered Agent

Date: August 16, 2006

GROVE PLAZA PARTNERS, LLC



Richard A. Wood,

as Authorized Representative
of the Members

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