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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

KEY COLONY BAY DEVELOPMENT, LLC

Certificate of Status	1
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DIVISION OF CORPORATION

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**ARTICLES OF ORGANIZATION
OF
KEY COLONY BAY DEVELOPMENT, LLC**

These Articles of Organization are made for the purpose of organizing a Florida limited liability company under the Florida Limited Liability Company Act (Florida Statutes Chapter 608).

ARTICLE I - NAME

The name of the limited liability company is KEY COLONY BAY DEVELOPMENT, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 550 Biltmore Way, Suite 970, Coral Gables, Florida 33134.

ARTICLE III - DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV - PURPOSES

The Company is organized for the purpose of transacting all lawful activities and businesses

**ARTICLE V
REGISTERED AGENT, REGISTERED ADDRESS**

The name of the initial registered agent of the Company is Stuart K. Hoffman, Esq. The Florida street address of the initial registered agent of the Company is Stuart K. Hoffman, Esq. c/o Hunton & Williams LLP, 1111 Brickell Avenue, Suite 2500, Miami, Florida 33131.

**ARTICLE VI
MANAGEMENT**

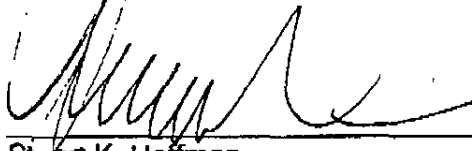
The Company is to be member managed in accordance with the terms and conditions of the Company's Operating Agreement.

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ARTICLE VII
ADMISSION OF ADDITIONAL MEMBERS

Additional members to the Company may be admitted only in accordance with the terms and conditions of the Company's Operating Agreement, as amended from time-to-time.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 31st day of August, 2006.



Stuart K. Hoffman
Duly Authorized Representative of
Member

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**CERTIFICATE DESIGNATING THE ADDRESS
AND AN AGENT UPON WHOM PROCESS MAY BE SERVED**

WITNESSETH

That KEY COLONY BAY DEVELOPMENT, LLC desiring to organize under the laws of the State of Florida, has named Stuart K. Hoffman, Esq., located at Hunton & Williams LLP, 1111 Brickell Avenue, Suite 2500, Miami, Florida 33131, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with, and accept the duties and obligations of a registered agent outlined in Section 608.415, Florida Statutes.

Dated this 31st day of August, 2006.


Name: Stuart K. Hoffman
Registered Agent

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