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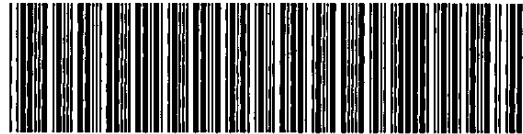
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**ARTICLES OF ORGANIZATION
OF
PADILLA GALERIA II, LLC**

The undersigned hereby forms a limited liability company under the laws of the State of
Florida:

ARTICLE I. COMPANY NAME

The name of this Company is:

PADILLA GALERIA II, LLC

ARTICLE II. MAILING ADDRESS OF COMPANY

The mailing address of this Company is:

5200 Fairchild Way
Coral Gables, FL 33156

ARTICLE III. STREET ADDRESS OF COMPANY

The street address of the principal office of the Company is:

5200 Fairchild Way
Coral Gables, FL 33156

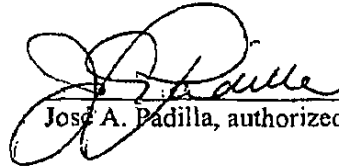
ARTICLE IV. REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The registered agent and the street address of the registered agent of this Company in the
State of Florida shall be:

José A. Padilla
c/o Axis Realty Partners
1395 Brickell Avenue, Suite 817
Miami, FL 33131

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IN WITNESS WHEREOF, the undersigned has executed the foregoing Articles of Organization as of this 17th day of October 2006.

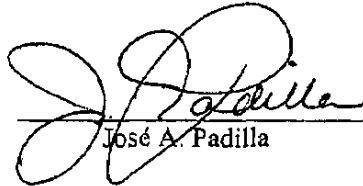

Jose A. Padilla, authorized representative

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**CERTIFICATE ACCEPTING DESIGNATION AS
AN AGENT UPON WHOM SERVICE OF PROCESS WITHIN
THIS STATE MAY BE SERVED**

The following is submitted pursuant to Sections 608.415 of the Florida Statutes:

Having been appointed registered agent of **PADILLA GALERIA II, LLC**, in its Articles of Organization, at the place designated in such Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that he is familiar with, and accepts, the obligations of such position.



José A. Padilla

Dated: October 17, 2006