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FLORIDA/FOREIGN LIMITED LIABILITY CO.

CP Realty At 500 Brickell, LLC

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ARTICLES OF ORGANIZATION

OF

CP REALTY AT 500 BRICKELL, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I

NAME

The name of the Limited Liability Company is CP Realty at 500 Brickell, LLC (the "Company").

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of the Company is 35 S. Biscayne Boulevard, 3rd Floor, Miami, Florida 33131.

ARTICLE III

DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV

REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Corporate Creations Network, Inc.	11380 Prosperity Farms Road, #221E Palm Beach Gardens, Florida 33410

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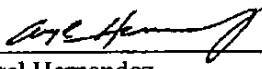
ARTICLE V
MANAGEMENT BY MEMBERS

All powers of the Company shall be exercised by, or under the authority of, and the business and affairs of the Company shall be managed under the direction and control of its Members. The names and address of the initial members of the Company are:

Trelcom Development Ltd. 315 S. Biscayne Blvd.
Miami, FL 33131

L1 500 Brickell, LLC 1492 South Miami Avenue
Miami, FL 33130

IN WITNESS WHEREOF, the undersigned authorized representative of the member has made and subscribed these Articles of Organization this 27th day of October, 2006.



Angel Hernandez,
Authorized Representative of Member

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REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for CP Realty at 500 Brickell, LLC 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, Florida Statutes

Date: October 26, 2006
Corporate Creations Network Inc., a
Florida corporation

By: Marla Areiza

Marla Areiza
Assistant VP
Corporate Creations

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