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CORP. NAME: DOLPHIN PLAZA MANAGEMENT, LLC					
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FAX AUDIT NO.

ARTICLES OF ORGANIZATION OF DOLPHIN PLAZA MANAGEMENT, LLC

OTAPRIA PH 4: 23

The undersigned hereby forms and organizes a limited liability company pursuant to Section 608.407 of the Florida Limited Liability Company Act (the "Act") and adopts the following Articles of Organization of DOLPHIN PLAZA MANAGEMENT, LLC (the "Company"):

ARTICLE ONE NAME

The name of the limited liability company is: DOLPHIN PLAZA MANAGEMENT, LLC

ARTICLE TWO ADDRESS

The street address and the mailing address of the Company is: 9655 South Dixie Highway, Suite 200, Miami, Florida 33156.

ARTICLE THREE INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company is: Jeremy S. Larkin, 9655 South Dixie Highway, Suite 200, Miami, Florida 33156.

ARTICLE FOUR DURATION

The period of this Company's duration shall be perpetual.

FAX AUDIT NO. MIA#2612262.2

FAX AUDIT NO.

ARTICLE FIVE MANAGEMENT

The Company will be a manager-managed company.

ARTICLE SIX

INDEMNIFICATION

To the fullest extent permitted by law, the Company shall indemnify any person who was or is a party to any proceeding by reason of the fact that he/she is or was a manager or a managing member of the Company or is or was serving at the request of the Company as a manager, managing member, officer, employee or agent of another limited liability company, corporation, partnership, joint venture, trust or other enterprise against liability incurred in connection with such proceeding, including the appeal thereof, if he/she acted in good faith and in a manner he/she reasonably believed to be in, or not opposed to, the best interests of the Company and, with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The Company shall reimburse each person for all costs and expenses, including attorncys' fees, reasonably incurred by him/her in connection with any such liability in the manner provided for by law or in accordance with the regulations of the Company.

The rights accruing to any person under the foregoing provision shall not exclude any other right to which he/she may be lawfully entitled, nor shall anything therein contain or restrict the right of the Company to indemnify or reimburse such person in any proper case even though not specifically provided for herein.

IN WITNESS WHEREOF, these Articles of Organization have been executed by an authorized representative of a member of the Company as of the 1/11. Alay of April, 2007.

Jerem S. Larkin, Authorized

Representative

FAX AUDIT NO.

FAX AUDIT NO.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been designated as registered agent for DOLPHIN PLAZA MANAGEMENT, LLC, a Florida limited liability company, in the foregoing Articles of Organization, I, JEREMY S. LARKIN, hereby agree to accept service of process for DOLPHIN PLAZA MANAGEMENT, LLC, and to comply with all statutes relative to the complete and proper performance of the duties of a registered agent. I am familiar with and accept the obligations of said position.

Jerenny S. Larkin