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FLORIDA/FOREIGN LIMITED LIABILITY CO.

SIG Prestige Duke JV, LLC

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ARTICLES OF ORGANIZATION
OF
SIG PRESTIGE DUKE JV, LLC
a Florida Limited Liability Company

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

1. NAME. The name of the Limited Liability Company is SIG PRESTIGE DUKE JV, LLC (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing address for the Company is: 9100 South Dadeland Boulevard, Suite 1800, Miami, Florida 33156.
3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: Joseph A. Smith at 9100 South Dadeland Boulevard, Suite 1800, Miami, Florida 33156.

The undersigned has executed these Articles of Organization on the 10th day of October, 2007.

By: 
Joseph A. Smith, Authorized Representative

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JUDICIAL CIRCUIT IN AND FOR
THE NINTH JUDICIAL CIRCUIT
MIAMI, FLORIDA

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**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: SIG Prestige Duke JV, LLC.
2. The name and address of the registered agent and office is:

Joseph A. Smith
9100 South Dadeland Boulevard, Suite 1800
Miami, Florida 33156

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


Joseph A. Smith, Registered Agent

October 10, 2007
Date

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MIAMI, FLORIDA

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