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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Royal Poinclana Plaza Partners, LLC

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ARTICLES OF ORGANIZATION

OF

ROYAL POINCIANA PLAZA PARTNERS, LLC

Pursuant to section 608.407, Florida Statutes, the undersigned hereby files these Articles of Organization as follows:

ARTICLE I - NAME

The name of the Limited Liability Company is **ROYAL POINCIANA PLAZA PARTNERS, LLC**.

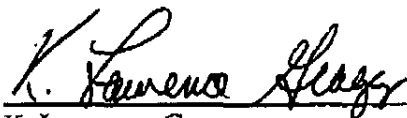
ARTICLE II - ADDRESS

The initial mailing address of the Limited Liability Company is One North Clematis Street, Suite 305, West Palm Beach, FL 33401.

ARTICLE III - DURATION

The period of duration for the Limited Liability Company is perpetual.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal this 5th day of March, 2008.



K. Lawrence Gragg
Authorized Representative

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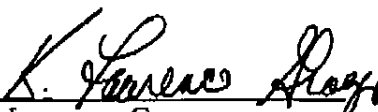
**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent:

ROYAL POINCIANA PLAZA PARTNERS, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated 200 S. Biscayne Blvd., Suite 4900, Miami, FL 33131 as its initial Registered Office and has named K. Lawrence Gragg, located at said address as its initial Registered Agent.

By: 
K. Lawrence Gragg
Authorized Representative

Having been named Registered Agent for the above stated limited liability company, at the designated Registered Office, the undersigned hereby accepts said appointment 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 the undersigned's duties, and the undersigned is familiar with and accepts the obligations of the undersigned's position as registered agent.

By: 
K. Lawrence Gragg
Registered Agent

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