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STEARNS WEAVER MILLER

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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.  
TCC VIII, LLC

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**ARTICLES OF ORGANIZATION OF  
TCC VIII, 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 TCC VIII, LLC (the "Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is 3250 Mary Street, 5<sup>th</sup> Floor, Miami, Florida 33133.

**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>
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	c/o Richard E. Schatz 150 West Flagler Street Suite 2200 Miami, Florida 33130

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization this \_\_\_\_ day of July 2010.



Richard E. Schatz, Authorized Representative

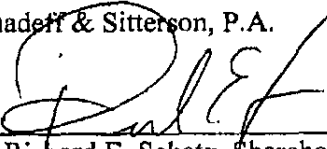
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**REGISTERED AGENT'S ACCEPTANCE**

Having been named as registered agent and to accept service of process for TCC VIII, 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 his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, Florida Statutes.

Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.

Dated: July \_\_\_\_, 2010

By:   
Richard E. Schatz, Shareholder