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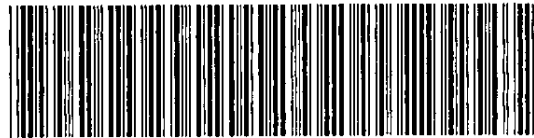
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DATE: 08-30-10

NAME: TERRA FONTAINEBLEAU INVESTMENTS HOLDINGS

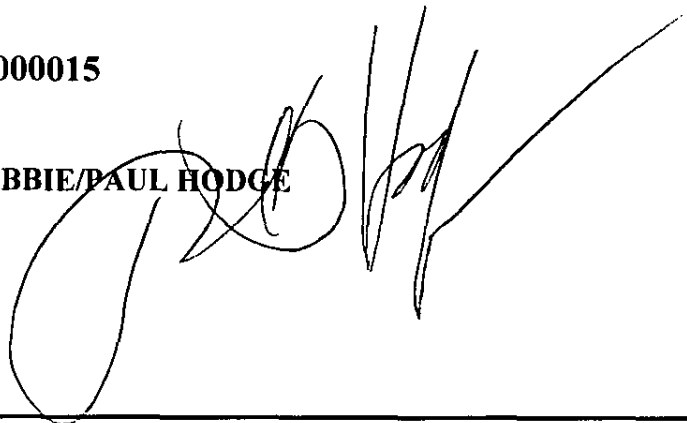
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ARTICLES OF ORGANIZATION

TERRA FONTAINEBLEAU INVESTMENTS HOLDINGS, LLC

These Articles of Organization have been filed with the Florida Department of State in accordance with the Florida Limited Liability Company Act, Chapter 608, Florida Statutes (the "Act"). Capitalized terms used herein are intended to be defined terms and shall have the meanings ascribed to them herein.

ARTICLE I NAME

The name of the Limited Liability Company is TERRA FONTAINEBLEAU INVESTMENTS HOLDINGS, LLC (the "Company").

ARTICLE II ADDRESS

The mailing address and street address of the principal office of the Company is 990 Biscayne Boulevard, Suite 1501, Miami, Florida 33132.

ARTICLE III REGISTERED AGENT AND OFFICE

The name and street address of the Company's initial registered agent and office are:

Pedro A. Martin
990 Biscayne Boulevard, Suite 1501
Miami, Florida 33132

ARTICLE IV MANAGEMENT

The Company is a "manager-managed" limited liability company for purposes of the Act. The initial manager shall be Pedro A. Martin who shall serve until he dies, resigns or is removed by the Company's member or members. Any additional or successor managers shall be appointed in such manner and serve in such position according to such terms and conditions as provided in the Company's operating agreement as may be amended from time to time.

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Dated this 30 day of August, 2010.

By: 

Pedro A. Martin
Authorized Person

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 Florida Statutes Chapter 608.

Dated this 30 day August, 2010.

By: _____


Pedro A. Martin
Authorized Person