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LIMITED LIABILITY COMPANY

SFH II LLC

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**ARTICLES OF ORGANIZATION
OF
SFH II LLC**

ARTICLE I - Name

The name of the Limited Liability Company is SFH II LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is: c/o South Florida Hotel, Inc. 711 NW 72nd Avenue, Miami, Florida 33126.

ARTICLE III - Registered Agent and Office

The street address of the Company's initial registered office is c/o Greenberg Traurig, P.A. 1221 Brickell Avenue, Miami, Florida 33131, and the name of its initial registered agent at such office is Juan P. Loumiet, Esq.

The undersigned, having been named as the Registered Agent to accept service of process for the Company at the place designated herein, hereby accepts such appointment and agrees designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes §608.415.

GREENBERG TRAURIG, P.A.

By: Juan P. Loumiet
Name: Juan P. Loumiet
Dated: November 24, 1999

ARTICLE IV - Management

The Company will be managed by one or more managers and is therefore, a manager - managed company. The Managers shall be selected by the members in the manner prescribed by and provided for in the Operating Agreement.

Juan P. Loumiet
Juan P. Loumiet, Authorized Representative

(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)

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