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FLORIDA/FOREIGN LP/LLLP **BISCAYNE 4400 PARTNRS LLLP**

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CERTIFICATE OF LIMITED LIABILITY LIMITED PARTNERSHIP

OF

BISCAYNE 4400 PARTNERS LLLP

Pursuant to Florida Statutes Section 620.1201, the described limited liability limited partnership (sometimes also referred to as the "limited partnership") presents this Certificate for filing with the Florida Department of State.

SECTION I

The name of the limited partnership is BISCAYNE 4400 PARTNERS LLLP. The limited partnership elects to be a limited liability limited partnership.

SECTION 2 EXISTENCE

The existence of the limited partnership shall commence upon the filing of this Certificate with the Florida Department of State.

SECTION 3 OFFICE ADDRESS

The address of the office of the limited partnership is 4400 Biscayne Boulevard Suite 950 Miami, Florida 3313.

SECTION 4 AGENT FOR SERVICE OF PROCESS

The agent for service of process for the limited partnership is M-& W AGENTS, INC. at 2101 Corporate Blvd., Suite 107, Boca Raton, Florida 33431.

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SECTION 5 GENERAL PARTNER

The name and business address of the sole general partner of the limited partnership is:

BISCAYNE 4400 MANAGEMENT LLC 4400 Biscayne Boulevard Suite 950 Miami, Florida 3313.

SECTION 6 MAILING ADDRESS

The mailing address for the limited partnership is 4400 Biscayne Boulevard Suite 950 Miami. Florida 3313.

SECTION 7 DATE OF DISSOLUTION

The latest date upon which the limited partnership is to dissolve is December 31, 2062.

Executed this day of day, 2012

BISCAYNE 4400 MANAGEMENT, a Florida limited liability company, the General Partner

fordan L. Klingsberg
Authorized Representative

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REGISTERED AGENT ACCEPTANCE

Having been named to accept service of process for BISCAYNE 4400 PARTNERS LLLP at the place designated in the Certificate of Limited Partnership, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties, and the undersigned accepts the duties and obligations of Section 620.105 of the Florida Statutes.

Dated: June 6 2012

M&WAGENTS, INC., a Florida corporation

fordan L. Klingsberg, Authorized Office

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