

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L12000008772  
FILED 8:00 AM  
January 19, 2012  
Sec. Of State  
jbryan

**Article I**

The name of the Limited Liability Company is:

BISCAYNE LANDINGS 1004 LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

9455 COLLINS AVE  
910  
SURFSIDE, FL. 33154

The mailing address of the Limited Liability Company is:

9455 COLLINS AVE  
910  
SURFSIDE, FL. 33154

**Article III**

The purpose for which this Limited Liability Company is organized is:

TO ENGAGE IN THE BUSINESS OF REAL ESTATE AND ANY OTHER  
LAWFUL PURPOSE

**Article IV**

The name and Florida street address of the registered agent is:

MFR & ASSOCIATES LLC  
300 71 STREET  
510  
MIAMI BEACH, FL. 33141

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MANUEL FERNANDEZ

## Article V

The name and address of managing members/managers are:

Title: MGRM  
DANNY MONTICELLI  
9455 COLLINS AVE STE 910  
SURFSIDE, FL. 33154

Title: MGRM  
GINEA BELUSSI  
9455 COLLINS AVE STE 910  
SURFSIDE, FL. 33154

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## Article VI

The effective date for this Limited Liability Company shall be:

01/18/2012

Signature of member or an authorized representative of a member

Electronic Signature: DANNY MONTICELLI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.