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FLORIDA/FOREIGN LIMITED LIABILITY CO.
FIUSA VALENCIA TOWER 1, LLC

Certificate of Status	0
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Page Count	02
Estimated Charge	\$155.00

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**ARTICLES OF ORGANIZATION
OF
FIUSA VALENCIA TOWER 1, LLC**

ARTICLE I - Name

The name of the limited liability company is FIUSA Valencia Tower 1, LLC (the "Company").

ARTICLE II - Address

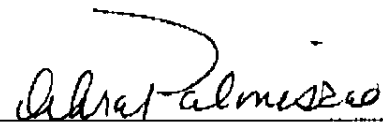
The mailing address and street address of the principal office of the Company is 1055 NW 159th Drive, Miami Gardens, Florida 33169.

ARTICLE III- Registered Agent and Office

The street address of the Company's initial registered agent and office is 1055 NW 159th Drive, Miami Gardens, Florida 33169, and the name of its initial registered agent at such office is Ivan San Martin.

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

Dated this 11th day of November, 2009.



Debra Palmisano
Authorized Person

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for FIUSA Valencia Tower 1, LLC, at the place designated in these Articles of Organization, 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 11th day of November, 2009

By: 

Ivan San Martin

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