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FLORIDA LIMITED LIABILITY CO.
valencia 520-524, llc

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**ARTICLES OF ORGANIZATION
OF
VALENCIA 520-524, LLC**

The undersigned member, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company shall be:

VALENCIA 520-524, LLC.

ARTICLE II - PRINCIPAL OFFICE

The mailing and street address of the initial principal office of the limited liability company shall be:

2550 Douglas Road
Suite 301
Coral Gables, Florida 33134

ARTICLE III - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the limited liability company's initial registered agent shall be:

Mariel Acosta-Garcia, P.L.
9485 S.W. 72nd Street (Sunset Drive)
Suite A-258
Miami, Florida 33173

ARTICLE IV - MANAGEMENT OF LIMITED LIABILITY COMPANY

The limited liability company shall be managed by one or more managers designated by the members of the limited liability company in accordance with the terms of the operating agreement of the limited liability company. The initial managing member of the limited liability company shall be:

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Beraja Investments II, LTD.,
a Florida Limited Partnership
2550 Douglas Road
Suite 301
Coral Gables, Florida 33134

ARTICLE V - PURPOSE

The purpose of the limited liability company shall be to transact any and all lawful business as may be defined by the laws of the State of Florida.

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

The undersigned has executed the Articles of Organization on this 1 day of November, 2010.

Roberto Beraja, as President of
Beraja Investments II, Inc.,
a Florida Corporation, General Partner

STATEMENT OF ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent to accept process for the above-stated limited liability company, I hereby accept the appointment as Registered Agent and agree to act in such 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 as provided for in Chapter 608, Florida Statutes.

MARIEL ACOSTA-GARCIA, P.L.

By: Mariel Acosta-Garcia
Registered Agent

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