

1012 P.F.

This Instrument Prepared By:
Law Office of Patricia O. Espinosa, P.A.
Patricia O. Espinosa, Esq.
815 N.W. 57th Avenue
Suite 405
Miami, Florida 33126

ARTICLES OF ORGANIZATION FOR A LIMITED LIABILITY COMPANY

ARTICLE I-Name:

The name of the Limited Liability Company is:
STATVEL THREE, LLC

ARTICLE II-Address:

The mailing address and street address of the principal office of the Limited Liability Company is: 4300 Biscayne Blvd., Miami, Florida 33137

ARTICLE III-Duration: The duration of STATVEL THREE, LLC, shall be governed by the Operating Agreement of the Members

ARTICLE IV- Contribution: The total Contribution by the Members shall be governed by the Operating Agreement as needed

ARTICLE V- Management: The Management of STATVEL THREE, LLC shall be governed by the Operating Agreement of the Members

ARTICLE VI- Registered Agent, Registered Office, & Registered Agent's Signature:

The name and street address of the registered agent are:

PATRICIA O. ESPINOSA ESQ.
815 N.W. 57th Avenue, Suite 405
Miami, Florida 33126

Having been named as Registered agent and to accept service of process for the above stated limited liability Company at the place designated in the certificate, I hereby accept the appointment 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 as provided for in Chapter 608, F.S.

Patricia O. Espinosa
Patricia O. Espinosa, Esq.

ARTICLE VII- Manager(s) Managing Member(s): The name and address of each Managing Members is as follows:

"MGRM" STRATEGIC PROPERTIES GROUP, INC: 4300 Biscayne Blvd., Miami, Florida 33137
"MGRM" FLAMINGO SOUTH DEVELOPMENT, CORP: 13950 N.W. 107 Ave. Miami, FL 33018

Patricia O. Espinosa
Patricia O. Espinosa, Esq.

Authorized representative of Strategic Properties Group, Inc.-"MGRM"

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