

Division of Corporations

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From:  
Account Name : SERBER & ASSOCIATES, P.A.  
Account Number : I20000000083  
Phone : (305)932-6262  
Fax Number : (305)933-9393

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LIMITED LIABILITY COMPANY

BISCAYNE OFFICE CENTER, L.L.C.

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J. BRANN FEB. 21 2005

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**ARTICLES OF ORGANIZATION  
FOR  
BISCAYNE OFFICE CENTER, L.L.C.  
(A Florida Limited Liability Company)**

**ARTICLE I - Name:**

The name of the limited liability company is "BISCAYNE OFFICE CENTER, L.L.C." (the "Limited Liability Company").

**ARTICLE II - Duration:**

The period of duration for the Limited Liability Company shall commence on the date on which these Articles of Organization are filed with the Department of State of the State of Florida, and shall be perpetual.

**ARTICLE III - Purpose:**

The Limited Liability Company is formed to engage in any lawful act or activity for which limited liability companies may be organized under the Florida Limited Liability Company Act (Section 608.401, et. seq., Florida Statutes).

**ARTICLE IV - Address:**

The mailing and street address of the principal office of the Limited Liability Company shall be 2875 N.E. 191 Street, Suite 300, Aventura, Florida 33180.

**ARTICLE V - Management:**

The management of the Limited Liability Company is reserved to the manager.

**ARTICLE VI - Registered Agent:**

The registered agent for service of process on the Limited Liability Company shall be Daniel J. Serber, Esq., Turnberry Plaza, Suite 801, 2875 N.E. 191<sup>st</sup> Street, Aventura, FL 33180.


**ARTICLE VIII - Debt and Contractual Liability**

Any member may contract debt and/or incur contractual liability by or on behalf of the Limited Liability Company.

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IN WITNESS WHEREOF, the undersigned hereby affirm under the penalties of perjury that the facts stated hereinabove are true and have executed this instrument as of this 18<sup>th</sup> day of February, 2005.

  
DANIEL J. SERBER, Authorized Representative of Member

**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named to accept service of process for the above stated Limited Liability Company, DANIEL J. SERBER, states that he is familiar with and hereby agrees to act in this capacity, and agrees to comply with the obligations of said position.

Dated this 18<sup>th</sup> day of February, 2005.

By:   
DANIEL J. SERBER, Registered Agent

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