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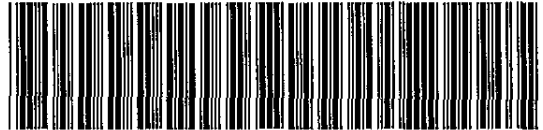
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CAPITAL CONNECTION, INC.

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Biscayne Venture Partners, LLC

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File 7th

- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☒ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☐ Cert. Copy
- ☒ Photo Copy
- ☒ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval

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**ARTICLES OF ORGANIZATION
OF
BISCAYNE VENTURE PARTNERS, LLC**

* * *

**ARTICLE I
Name**

The name of the limited liability company is: **BISCAYNE VENTURE PARTNERS, LLC**

**ARTICLE II
Principal Office and Registered Agent**

The mailing and street address of the principal office of the limited liability company is 1680 Michigan Avenue, Suite 730, Miami Beach, FL 33139. The name and street address of the initial registered agent for service of process on the limited liability company is Samuel G. Konig, 1680 Michigan Avenue, Suite 730, Miami Beach, FL 33139. The undersigned is familiar with and accepts the obligations of his appointment as registered agent for the limited liability company.

**ARTICLE III
Purpose**

The business and purpose of the limited liability company shall consist solely of the ownership of a real estate project located at 11900 Biscayne Boulevard, North Miami, Florida and activities related or incidental thereto.

**ARTICLE IV
Management**

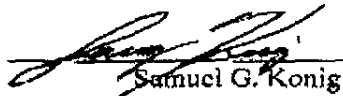
The manager of the limited liability company is: 119 Management Group, LLC, 1680 Michigan Avenue, Suite 730, Miami Beach, FL 33139.

**ARTICLE V
Authorized Signatories**

Each of the following persons are authorized to execute documents, agreements, applications and certifications in the name of and on behalf of this limited liability company:

Michael A. Konig
Samuel G. Konig
Eduardo Covarrubias
Eduardo Romero

IN WITNESS WHEREOF, the undersigned, a duly authorized representative of a member of the limited liability company and registered agent, has executed these Articles of Organization on the 24th day of March, 2005.



Samuel G. Konig