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STEARNS WEAVER MILLER

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Page 1 of 1

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From:
Account Name : STEARNS WEAVER MILLER, ET AL.
Account Number : 076077002504
Phone : (305) 789-3200
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LIMITED LIABILITY COMPANY

Presidential LV II, LLC

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION
OF
PRESIDENTIAL LV II, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I
NAME**

The name of the Limited Liability Company is PRESIDENTIAL LV II, LLC (the "Company").

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Company is 2875 N. E. 191 Street, Suite 400, Aventura, Florida 33180.

**ARTICLE III
DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS**

The name and street address of the registered agent of the Company in the State of Florida are:

Name
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.

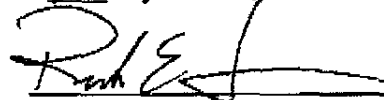
Address
c/o Richard E. Schatz
150 West Flagler Street, Suite 2200
Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 29th day of June, 2005.



Richard E. Schatz,
Authorized Representative of Members

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, the undersigned 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 Chapter 608, Florida Statutes.

STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.



Richard E. Schatz, For the Firm
Registered Agent

Dated: June 29, 2005

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