Division of Corporations Public Access System

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Division of Corporations

(305) 374-5095

ORIDA/FOREIGN LIMITED LIABILITY CO.

BISCAYNE 152, LLC

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(H06000001823)

ARTICLES OF ORGANIZATION OF BISCAYNE 152, LLC

ARTICLE I: - Name

The name of the Limited Liability Company is: Biscayne 152, LLC

ARTICLE II: - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

9551 East Bay Harbor Drive Bay Harbor Islands, Florida 33154

ARTICLE III: - Registered Agent, Registered Office, & Registered Agent's Signature: The name and the Florida street address of the registered agent and registered office are

American Information Services, Inc. One Southeast Third Avenue, 28th FL Miami, Flonda 33131

Having been named as registered agent and to accept service of process for the above stated limited hability company at the place designated in this certificate. I hereby accept the appointment as 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.

American Information Services, Inc.

Nory C. Toledo, Assistant Secretary

Registered Agent

Bernard Recogson, Esq.

Authorized Representative of a Member

Signed and dated this 4th day of January, 2006.

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