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FLORIDA/FOREIGN LIMITED LIABILITY CO.

BISCAYNE CAPITAL GROUP, LLC.

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February 13, 2006

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Division of Corporations
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SUBJECT: BISCAYNE CAPITAL GROUP, LLC
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DIVISION OF CORPORATIONS

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**ARTICLES OF ORGANIZATION
OF
BISCAYNE CAPITAL GROUP, LLC.**

The undersigned organizer adopts the following Articles of Organization for the limited liability company named below pursuant to the Limited Liability Company Act of the state of «State».

ARTICLE 1

Name

1.01. The name of the limited liability company is BISCAYNE CAPITAL GROUP, LLC.

1.02. Address: 1401 Brickell Key Blvd., Suite 500, Miami, FL 33131

ARTICLE 2

Registered Office and Agent

2.01. **Registered Office.** The street address of the initial registered office of the limited liability company is 1401 Brickell Avenue, Suite 500, Miami, FL 33131.

2.02. **Registered Agent.** The name of the initial registered agent of the limited liability company at the above office is Gerardo A. Vazquez, P.A.

ARTICLE 3

Period of Existence

3.01. The latest date on which the limited liability company shall be dissolved

ARTICLE 4

Business Purposes

4.01. The limited liability company is organized for the purpose of engaging in the business of Real Estate Acquisitions and for the purpose of transacting any lawful business which may be conducted by a limited liability company.

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ARTICLE 5

Management

5.01. **Management.** The property, business and affairs of the limited liability company shall be managed by:

Santiago Barco
Jose Ramos

Managing Member
Managing Member

5.02. **Names and Addresses.** The names and business addresses of the initial members/managers of the limited liability company are:


Santiago Barco

1401 Brickell Avenue, Suite 500, Miami, FL 33131


Jose Ramos

1401 Brickell Avenue, Suite 500, Miami, FL 33131

IN WITNESS WHEREOF, the organizer, by the signature below, affirms under penalty of perjury the truth of the matters set in these articles of organization on this 9th day of February, 2006.


Organizer

The undersigned hereby accepts appointment as registered agent.


Registered Agent

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