

Florida Department of State

Division of Corporations

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SECRETARY OF STATE  
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**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

280 e. 8th street, llc

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**ARTICLES OF ORGANIZATION OF  
280 E. 8<sup>th</sup> Street, LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

**I.  
NAME**

The name of the Limited Liability Company is 280 E. 8<sup>th</sup> Street, LLC (the "Company").

**II.  
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be PO Box 145217, Coral Gables, Florida 33114.

**III.  
REGISTERED AGENT AND REGISTERED OFFICE**

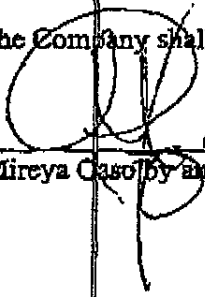
The registered agent of this Company shall be Eduardo J. Garcia whose business address is 2950 SW 27 Avenue, Suite 300, Miami, Florida 33133, which shall be the registered office of this limited liability company.

**IV.  
MANAGEMENT BY MANAGER**

This Company shall be a manager-managed company.

**V.  
MANAGERS**

The initial manager of the Company shall be Mireya Caso.

  
as attorney in fact  
Mireya Caso by and through Alfred Xiques her attorney in fact

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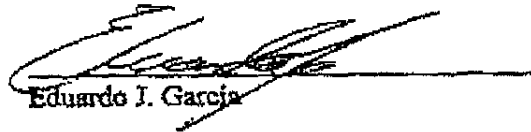
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**STATEMENT OF ACCEPTANCE  
OF  
REGISTERED AGENT OF  
280 E. 8<sup>TH</sup> STREET, LLC**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that 2950 SW 27<sup>th</sup> Avenue, Suite 300, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: February 8, 2006

  
Eduardo I. Garcia

SECRETARY OF STATE  
DIVISION OF CORPORATE REGISTRATION  
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