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From:
Account Name : RASCO, REININGER, PEREZ & ESQUENAZI, P.L.
Account Number : 104076000124
Phone : (305) 476-7100
Fax Number : (305) 476-7102

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

2800 BUILDING, LLC

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I. Name

The name of the Limited Liability Company is:

2800 BUILDING, LLC

ARTICLE II. - Address

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

1390 South Dixie Highway
Suite 2120
Coral Gables, Florida 33126

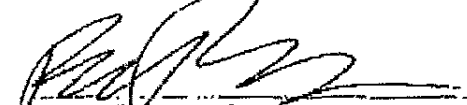
ARTICLE III. -- Registered Agent, Registered Office, & Registered Agent's Signature:

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

**Miami Corporate Systems, Inc.
283 Catalonia Avenue
Second Floor
Coral Gables, Florida 33134**

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, 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.

REGISTERED AGENT:


Ramon E. Rasco, President

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This instrument was prepared by:
Santiago M. Gotto, Esq.
Rasco Reinaliger Perez Esquenazi & Vigil, P.L.
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134
(305) 476-7100

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ARTICLE IV. - Management:

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of such manager who is to serve as initial manager is:

Armando J. Guerra
1390 South Dixie Highway
Suite 2120
Coral Gables, Florida 33126

Santiago Gatto as authorized representative of a member

Signature of a member or authorized representative of a member.

In accordance with section 608.408(3), Florida Statutes,
the execution of this document constitutes an
affirmation under the penalties of perjury that the
facts stated herein are true.

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TALLAHASSEE FLORIDA

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This instrument was prepared by:
Santiago M. Gatto, Esq.
Rasco Reininger Perez Esquenazi & Vigil, P.L.
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134
(305) 476-7100