

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L06000092513
FILED 8:00 AM
September 20, 2006
Sec. Of State
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Article I

The name of the Limited Liability Company is:

BISCAYNE 1000, LLC

Article II

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

18001 OLD CUTLER ROAD
600
MIAMI, FL. 33157

The mailing address of the Limited Liability Company is:

18001 OLD CUTLER ROAD
600
MIAMI, FL. 33157

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

SCOTT A SILVER
18001 OLD CUTLER ROAD
600
MIAMI, FL. 33157

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.

Registered Agent Signature: SCOTT A. SILVER

Article V

The name and address of managing members/managers are:

Title: MGRM
SCOTT A SILVER
18001 OLD CUTLER ROAD # 600
MIAMI, FL. 33157

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Article VI

The effective date for this Limited Liability Company shall be:

09/20/2006

Signature of member or an authorized representative of a member

Signature: SCOTT A. SILVER