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FLORIDA/FOREIGN LIMITED LIABILITY CO.

tallahassee biscayne III, llc

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**ARTICLES OF ORGANIZATION OF
TALLAHASSEE BISCAYNE III, 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 Tallahassee Biscayne III, LLC (the "Company").

**II.
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be 11875 SW 49th Street, Miami, Florida 33175.

**III.
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Jose I. Garcia whose business address is 11875 SW 49th Street, Miami, Florida 33175, which shall be the registered office of this limited liability company.

**IV.
MANAGEMENT BY MANAGER**

This Company shall be manager-managed company.

**V.
MANAGERS**

The initial Manager of the Company shall be Jose I. Garcia

Jose I. Garcia

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
TALLAHASSEE BISCAYNE III, 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 11875 SW 49th Street, Miami, Florida 33175 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: April 24, 2007

Jose I. Garza

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