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Fax Number : (850)205-0383

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
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EFFECTIVE DATE
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

SBT SAN SEBASTIAN INVESTMENTS, LLC

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ARTICLES OF ORGANIZATION
FOR
SBT SAN SEBASTIAN INVESTMENTS, LLC

ARTICLE I
Name

The name of the Limited Liability Company is **SBT SAN SEBASTIAN INVESTMENTS, LLC.**

ARTICLE II
Address

The mailing address and street address of the principal office of the Limited Liability Company is: 10540 S.W. 67th Avenue, Miami, FL 33156.

ARTICLE III
Existence; Duration

This limited liability company shall have a perpetual existence, unless dissolved according to law, effective as of the 15th day of May, 2007.

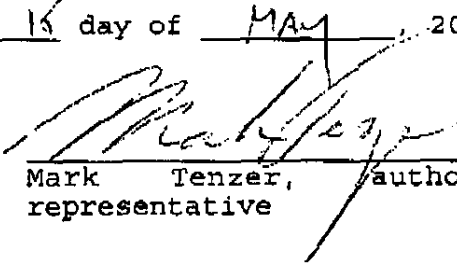
ARTICLE IV
Registered Agent

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baidon, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2950, Miami, Florida 33131 and the name of the initial registered agent of the Limited Liability Company at that address is Jonathan Feuerman, Esq.

ARTICLE V
Manager-Managed Company

The Limited Liability Company is to be managed by one or more managers and is therefore a manager-managed company.

The undersigned authorized representative of the members of
SBT SAN SEBASTIAN INVESTMENTS, LLC, hereby executes these
articles of organization on this 16 day of MAY, 2007.


Mark Tenzer, authorized
representative

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**


PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATED A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **SBT SAN SEBASTIAN INVESTMENTS, LLC.**

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

Jonathan Feurman, Esquire
Therrel Baisden, P.A.
SunTrust International Center
One S.E. 3rd Avenue, Suite 2950
Miami, Florida 33131

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.


Jonathan Feurman

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