

Division of Corporations

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Account Name : DUNWODY WHITE & LANDON, P.A. / PALM BEACH
Account Number : I20020000176
Phone : (561) 655-2120
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SECRETARY
DIVISION OF
CORPORATIONS**FLORIDA/FOREIGN LIMITED LIABILITY CO.****Vernon Key Biscayne LLC**

Certificate of Status	1
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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
VERNON KEY BISCAYNE LLC**

FIRST: The name of the Limited Liability Company is Vernon Key Biscayne LLC.

SECOND: The mailing address and street address of the principal office of this Limited Liability Company is 205 East Enid Drive, Key Biscayne, Florida 33149.

THIRD: The name and street address of the Registered Agent are as follows:

John J. Grundhauser
Dunwody White & Landon, P.A.
550 Biltmore Way, Suite 810
Coral Gables, Florida 33134

Having been named as registered agent and to accept service of process for this 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.


JOHN J. GRUNDHAUSER

FOURTH: The Limited Liability Company is to be managed by a Manager and the names and address of the Manager are as follows:

Joan M. Vernon
205 East Enid Drive
Key Biscayne, Florida 33149

Under penalties of perjury, I, as the Member of this Limited Liability Company, declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Signed as of this 26 day of September, 2007.


JOAN M. VERNON, as Member

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