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Florida Department of State
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Account Number : 104076000124
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Santona Corner 320 LLC

08 AUG 25 AM 8:44
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TALLAHASSEE, FLORIDA

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T. HAMPTON

AUG 26 2008

EXAMINER

Audit No. H08000200697 3

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I. Name

The name of the Limited Liability Company is:

Santona Corner 320 LLC

ARTICLE II. - Address

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

925 South Alhambra Circle
Coral Gables, FL 33146

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, 2nd 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.

MIAMI CORPORATE SYSTEMS, INC.

Jorge Vigil, Vice President

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TALLAHASSEE, FLORIDA

Audit No H08000200697 3
This instrument was prepared by:
Jorge M. Vigil, Esq.
Rasco Reininger Perez Esquenazi & Vigil, P.L.
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134
(305) 476-7100

Audit No. H08000200697 3

ARTICLE IV. - Management:

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

Charles J. Posten
925 South Alhambra Circle
Coral Gables, FL 33146

Kathryn R. Posten
925 South Alhambra Circle
Coral Gables, FL 33146

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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08 AUG 25 AM 8:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Audit No H08000200697 3
This instrument was prepared by:
Jorge M. Vigil, Esq.
Rasco Reininger Perez Esquenazi & Vigil, P.L.
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134
(305) 476-7100