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FLORIDA/FOREIGN LIMITED LIABILITY CO.

SOUTH MIAMI 11324, LLC

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April 20, 2009

FLORIDA DEPARTMENT OF STATE

Division of Corporations

EMPIRE CORPORATE KIT COMPANY

SUBJECT: SOUTH MIAMI 11324, LLC
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**ARTICLES OF ORGANIZATION OF
SOUTH MIAMI 11324, 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 SOUTH MIAMI 11324, LLC (the "Company").

**II.
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be 1390 Brickell Avenue, Miami, Florida 33131.

**III.
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Jose L. Baloyra, Esq., whose business address is Suite 302, 5835 Blue Lagoon Drive, Miami, Florida 33126, 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 Managers of the Company shall be:

SAN CRISTOBAL HOLDINGS, LLC

Manager

SOUTH MIAMI 11324, LLC, a Florida
Limited liability company

By: SAN CRISTOBAL HOLDINGS, LLC, a
Florida limited liability company

By: Pacific National Bank, NA

By: [Signature]
Name: Jose L. Baloyra
Its: attorney in fact

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
SOUTH MIAMI 11324, 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 Suite 302, 5835 Blue Lagoon Drive, Miami, Florida 33126 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 20, 2009

Jose L. Baloyra, Esq.

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