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FLORIDA/FOREIGN LIMITED LIABILITY CO.

SOUTH MIAMI HEIGHTS HOLDINGS, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION OF SOUTH MIAMI HEIGHTS HOLDINGS, 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 HEIGHTS HOLDINGS, 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 HEIGHTS HOLDINGS, LLC,
a Florida Limited liability company

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

By: Pacific National Bank, NA

By:

Name: Jose L. Baloyra

Its: Attorney in fact

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF
SOUTH MIAMI HEIGHTS HOLDINGS, 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: MAY 12th 2009



Jose L. Baloyra, Esq.

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