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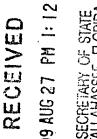
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LBUBS 2004-C6 WASHINGTON BOULEVARD, LLC

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Certificate of Status	1
Certified Copy	1
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Estimated Charge	\$160.00

J. BRYAN

AUG 28 2009

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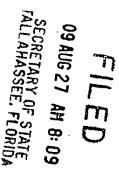
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ARTICLES OF ORGANIZATION OF LBUBS 2004-C6 WASHINGTON BOULEVARD, LLC

- 1. The name of the limited liability company is LBUBS 2004-C6 WASHINGTON BOULEVARD, LLC.
- 2. The mailing address and the street address of the principal office of the limited liability company are c/o LNR Partners, Inc., 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139.
- 3. The name and street address of the initial registered agent of the limited liability company are C T Corporation System, 1200 South Pine Island Road, Plantation, Florida 33324.
- 4. The limited liability company shall be managed by a manager. The name and address of the initial manager of the limited liability company are: LNR Partners, Inc., a Florida corporation, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139.

IN WITNESS WHEREOF, these Articles of Organization have been executed by the below named authorized representative of the member of the limited liability company effective as of the 26th day of August, 2009.

//s// Julia Kim
Julia Kim
Authorized Representative



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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 POLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

LBUBS 2004-C6 WASHINGTON BOULEVARD, LLC	
2. The name and the Florida street address of the registered agent and office a	* M C
C T Corporation System	G 27 A TARY D ASSEE
(Name)	mg ≥ m
1200 South Pine Island Road	TIGHT D
Florida Sweet Address (P.O. Box NOT ACCEPTABLE)	REFERENCE OF
Planption, Florida 33324	
City/State/Zip	

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, Florida Statutes.

CT Corporation System

(Signature)

Madonna Cuddiny
Special Assistant Secretary

\$ 100.00 Filing Fee for Application
\$ 25.00 Designation of Registered Agent
\$ 30.00 Certified Copy (optional)
\$ 5.00 Certificate of Status (optional)