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Florida Department of State
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To: Division of Corporations
 Fax Number : (850) 617-6383

From: Account Name : CORPORATION SERVICE COMPANY
 Account Number : I20000000195
 Phone : (850) 521-1000
 Fax Number : (850) 558-1575

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**FLORIDA/FOREIGN LIMITED LIABILITY CO.
 BISCAYNE OCEAN HOLDINGS, LLC**

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DEC 18 2009

EXAMINER

ARTICLES OF ORGANIZATION
OF
BISCAYNE OCEAN HOLDINGS, LLC.

ARTICLE I - Name

The name of the limited liability company is BISCAYNE OCEAN HOLDINGS, LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is 3301 NE 1st Avenue, Ste. LPH-6, Miami, FL 33137.

ARTICLE III - Management

The Company shall be managed by its managers, as set forth in the Company's Operating Agreement, and is therefore a manager-managed company.

ARTICLE IV - Registered Agent and Office

The street address of the Company's initial registered office is 1201 Hays Street, Tallahassee, FL 32301, and the name of its initial registered agent at such office is Corporation Service Company.

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.

Dated this 17th day of December, 2009.

Carmen Leiva

Carmen Leiva
Authorized Representative

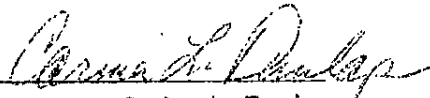
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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for Biscayne Ocean Holdings, LLC, at the place designated in these Articles of Organization, hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Florida Statutes Chapter 608.

Dated this 17th day of December 2009.

Corporation Service Company

By: 

Name: Carina L. Dunlap

Title: Asst. Vice President