

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L10000012321
FILED 8:00 AM
February 02, 2010
Sec. Of State
gmcleod

Article I

The name of the Limited Liability Company is:

551 BISCAYNE, LLC

Article II

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

1155 NW 159TH DRIVE
MIAMI, FL. 33169

The mailing address of the Limited Liability Company is:

1155 NW 159TH DRIVE
MIAMI, FL. 33169

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

MATTONI PROPERTIES CORP.
1155 NW 159TH DRIVE
MIAMI, FL. 33169

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.

Registered Agent Signature: DAVID WEISINGER

Article V

The name and address of managing members/managers are:

Title: MGR
MATTONI PROPERTIES CORP
1155 NW 159TH DRIVE
MIAMI, FL. 33169

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Article VI

The effective date for this Limited Liability Company shall be:

02/01/2010

Signature of member or an authorized representative of a member

Signature: DAVID WEISINGER