

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

L10000012979
FILED 8:00 AM
February 04, 2010
Sec. Of State
ncausseaux

Article I

The name of the Limited Liability Company is:

FVP PROMENADE LLC

Article II

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

15500 NEW BARN ROAD
SUITE 104
MIAMI LAKES, FL. US 33014

The mailing address of the Limited Liability Company is:

15500 NEW BARN ROAD
SUITE 104
MIAMI LAKES, FL. US 33014

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:

ROZENCWAIG, NADEL & FERRERO-CARR, LLP
301 W. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL. 33009

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: RONALD SCOTT HALIGMAN

Article V

The name and address of managing members/managers are:

Title: MGRM
FVP PARTNERS LLC
15500 NEW BARN ROAD, SUITE 104
MIAMI LAKES, FL. 33014 US

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Article VI

The effective date for this Limited Liability Company shall be:

02/03/2010

Signature of member or an authorized representative of a member

Signature: RONALD SCOTT HALIGMAN