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FLORIDA/FOREIGN LIMITED LIABILITY CO.
1130-1E SANDPIPER, LLC

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ARTICLES OF ORGANIZATION

OF

1130-1E SANDPIPER, LLC

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I

Name

The name of this limited liability company is 1130-1E SANDPIPER, LLC

ARTICLE II

Principal Office

The mailing address and the street address of the principal office of this limited liability company is 125 East San Marino Drive, Miami Beach, Florida 33139.

ARTICLE III

Registered Agent

The name and Florida street address of the initial registered agent of this limited liability company is Jeffrey Miller, 125 East San Marino Drive, Miami Beach, Florida 33139.

(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.)

The undersigned has executed these Articles of Organization this 11th day of February, 2010.



Jeffrey Miller, Authorized Representative

Prepared by:
Lawrence Bieler, Esq.
FBN 349852
Two S. Biscayne Blvd., Suite 3700
Miami, Florida 33131

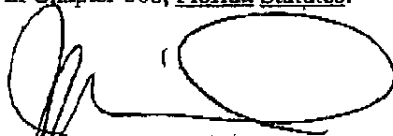
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REGISTERED AGENT ACCEPTANCE AND ACKNOWLEDGMENT

Having been named as registered agent and to accept service of process for the above named limited liability company at the place designated in the Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this 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 Chapter 608, Florida Statutes.



Jeffrey Miller, Registered Agent
125 East San Marino Drive
Miami Beach, Florida 33139

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