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From:

Account Name : BILZIN SUMBERG BAENA PRICE & AXELROD LLP
Account Number : 075350000132
Phone : (305) 374-7580
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Attention: Lalaine Landau (21950)

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email address: beruz@cruzgroup.com

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SECRETARY OF STATE
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**FLORIDA LIMITED LIABILITY CO.
123 ALMERIA AVENUE, LLC**

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EXAMINER

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**ARTICLES OF ORGANIZATION
OF
123 ALMERIA AVENUE, LLC
a Florida limited liability company**

1. The name of the limited liability company is 123 Almeria Avenue, LLC.
2. The mailing and street address of the principal office of the limited liability company is:

4000 Ponce de Leon Boulevard
Suite 470
Coral Gables, Florida 33146
3. The name and street address of the initial registered agent of the limited liability company are:

Guillermo R. Cruz
4000 Ponce de Leon Boulevard
Suite 470
Coral Gables, Florida 33146

Dated: as of March 3, 2010.

//s// Guillermo R. Cruz
Guillermo R. Cruz
Authorized Representative

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**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

The undersigned, who has been designated in the foregoing Articles of Organization as registered agent for the limited liability company therein named, hereby agrees that (i) he accepts such appointment as registered agent and will accept service of process for and on behalf of said limited liability company, and (ii) he is familiar with and will comply with any and all laws relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited liability company.

Dated: as of March 3, 2010.

//s// Guillermo R. Cruz
Guillermo R. Cruz
Registered Agent

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