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

From: Account Name : CORPORATE CREATIONS INTERNATIONAL  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)694-1639

Effective Date 04/20/10

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

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FLORIDA LIMITED LIABILITY CO.  
900 Property Holdings, LLC

Certificate of Status	1
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

10 APR 20 AM 8:20

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J. BRYAN

APR 21 2009

4/20/10 1:45 PM

EXAMINER

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
900 Property Holdings, LLC

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### Article II. Address

The street and mailing address of the Company's initial principal office is:  
900 Property Holdings, LLC  
370 Miracle Mile  
Coral Gables FL 33134

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Anibal J. Duarte-Viera, Esq.  
5835 Blue Lagoon Dr Ste 100  
Miami FL 33126

Effective Date 04/20/10

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

ANIBAL J. DUARTE-VIERA  
370 Miracle Mile  
Coral Gables FL 33134  
ANTONIO P. PARDO  
370 Miracle Mile  
Coral Gables FL 33134  
RAFAEL A. DIAZ  
370 Miracle Mile  
Coral Gables FL 33134  
FAUSTO E. CALLAVA  
370 Miracle Mile  
Coral Gables FL 33134

Article VII. Company Existence

The Company's existence shall begin effective as of April 20, 2010.

The undersigned authorized representative of a member executed these Articles of Organization on April 20, 2010.

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CORPORATE CREATIONS INTERNATIONAL INC.

Jim "JP" Perkins Senior Vice President  
by Valeric Hawk-Donohue as atty-in-fact

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## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:  
900 Property Holdings, LLC

REGISTERED AGENT/OFFICE:  
Anibal J. Duarte-Viera, Esq.  
5835 Blue Lagoon Dr Ste 100  
Miami FL 33126

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I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

  
ANIBAL J. DUARTE-VIERA, ESQ.  
by Valerie Hawk-Donohue as atty-in-fact  
Date: April 20, 2010.

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