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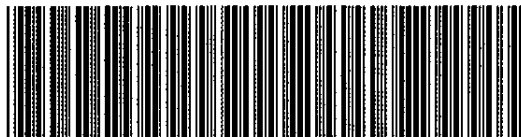
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TALLAHASSEE, FLORIDA

T. CLINE

DEC 22 2010

EXAMINER

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: MM Biscayne Square, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Lynn C. Washington

Name of Person

Washington & Associates, P.A.

Firm/Company

3301 NE 1st Ave., Suite M-501

Address

Miami, Florida 33137

City/State and Zip Code

dgonzalez@walaw.us.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Lynn C. Washington

Name of Person

at (305) 573-2929

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> \$125.00 Filing Fee | <input type="checkbox"/> \$130.00 Filing Fee & Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee & Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$160.00 Filing Fee, Certificate of Status & Certified Copy
(additional copy is enclosed) |
|---|--|--|---|

Mailing Address

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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**ARTICLES OF ORGANIZATION
MM BISCAYNE SQUARE, LLC
A FLORIDA LIMITED LIABILITY CORPORATION**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is **MM BISCAYNE SQUARE, LLC** (the "Company").

ARTICLE II. ADDRESS

The principal office and mailing address of the Company is:

150 SE 2nd Avenue, Suite 1302
Miami, Florida 33131

ARTICLE III. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or (ii) by the unanimous written agreement of all Members.

ARTICLE IV. PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE V. REGISTERED AGENT AND OFFICE

The Company designates 3301 NE 1st Avenue, Suite M-501, Miami, Florida 33137 as the street address of the initial registered office of the Company and names Lynn C. Washington the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE VI. MANAGEMENT


The Company is to be a member-managed company.

ARTICLE VII. OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company.


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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 20 day of December, 2010.


Lynn C. Washington
Duly Authorized Representative of a
Member

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **MM BISCAYNE SQUARE, LLC**, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledge that I am familiar with, and accept, the obligations of such position.


Lynn C. Washington
Dated: December 20, 2010

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TALLAHASSEE, FLORIDA

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