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From:

Ana M. SANZ
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Account Number : I20070000136
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Fax Number : (305)779-3561

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**FLORIDA LIMITED LIABILITY CO.
AVE BUILDING B4 LENDER, LLC**

Certificate of Status	0
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ARTICLES OF ORGANIZATIONSECRETARY OF STATE
TALLAHASSEE, FLORIDA**OF****AVE BUILDING B4 LENDER, LLC**

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 AVE BUILDING B4 LENDER, LLC (the "Company").

ARTICLE II**ADDRESS**

The principal office address of the Company is:

5414 Pine Tree Drive
Miami Beach, FL 33140

The mailing address of the Company is:

5414 Pine Tree Drive
Miami Beach, FL 33140

ARTICLE III**REGISTERED AGENT AND OFFICE**

The name and the Florida street address of the registered agent are:

Jessie Capote
5414 Pine Tree Drive
Miami Beach, FL 33140

ARTICLE IV**OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an operating agreement for the Company shall be vested in the Members of the Company.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA**ARTICLE V**
MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Managers shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Managers shall serve in such capacity until their successors are duly elected and qualified.

The names and addresses of the initial Managers are as follows:

<u>Title:</u>	<u>Name and Address:</u>
Manager	Luis R. Gonzalez 7295 West 15 Avenue Hialeah, FL 33014
Manager	Jessie Capote 5414 Pine Tree Drive Miami Beach, FL 33140
Manager	Igort del Haya 725 West 49 Street Miami Beach, FL 33140

ARTICLE VI
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 (i) in accordance with the Company's Operating Agreement, if applicable or (ii) by the written agreement of a majority of ownership interest of the Company.

ARTICLE VII
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 VIII
ADDITIONAL MEMBERS

Additional Members may be admitted upon the approval of a majority of ownership interest of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

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IN WITNESS WHEREOF, the undersigned hereby executes these Articles of Organization as of the 11th day of May, 2012.

By: 
Manuel Rodriguez
Duly Authorized Representative of Members

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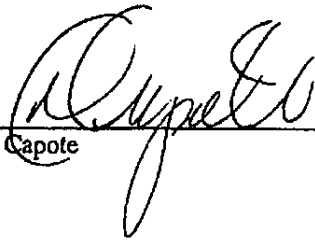
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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **AVE BUILDING B4 LENDER, 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 acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 11th day of May, 2012.

By: _____

Jessie Capote



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