

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L12000114438  
FILED 8:00 AM  
September 06, 2012  
Sec. Of State  
jbryan

**Article I**

The name of the Limited Liability Company is:  
FVP HIALEAH GARDENS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
15500 NEW BARN ROAD  
SUITE 104  
MIAMI LAKES, FL. 33014

The mailing address of the Limited Liability Company is:  
15500 NEW BARN ROAD  
SUITE 104  
MIAMI LAKES, FL. 33014

**Article III**

The purpose for which this Limited Liability Company is organized is:  
ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The name and Florida street address of the registered agent is:  
VANESSA M. BERTRAN, P.A.  
250 CATALONIA AVENUE  
SUITE 304  
CORAL GABLES, FL. 33134

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: VANESSA M. BERTRAN

## Article V

The name and address of managing members/managers are:

Title: MGR  
FLORIDA VALUE PARTNERS 1, L.P.  
15500 NEW BARN ROAD, SUITE 104  
MIAMI LAKES, FL. 33014

Title: MGR  
RUBEN BERTRAN  
11767 SOUTH DIXIE HIGHWAY, SUITE 136  
MIAMI, FL. 33156

Title: MGR  
LUIS VILLAR  
11767 SOUTH DIXIE HIGHWAY, SUITE 136  
MIAMI, FL. 33156

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## Article VI

The effective date for this Limited Liability Company shall be:

09/06/2012

Signature of member or an authorized representative of a member

Electronic Signature: RUBEN BERTRAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.