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**FLORIDA LIMITED LIABILITY CO.
Biscayne Bay Property LLC**

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Page Count	02
Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION
OF
BISCAYNE BAY PROPERTY LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, pursuant to Chapter 608 of the Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization (the "Articles").

ARTICLE I. NAME

The name of the limited liability company is Biscayne Bay Property LLC (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

The mailing address and street address of the principal office of the Company shall be 2950 SW 27th Avenue, Suite 220, Miami, Florida 33133.

ARTICLE III. REGISTERED AGENT AND OFFICE

The name of the initial registered agent and the street address of the initial registered agent of the Company in the State of Florida is CFRA, LLC, 100 S. Ashley Drive, Suite 400, Tampa, Florida 33602.

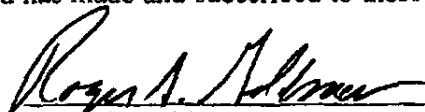
ARTICLE IV. DURATION

The Company shall commence its existence on the date that the Articles are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in the Operating Agreement.

ARTICLE V. MANAGEMENT

The Company shall be managed in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company. The initial Manager of the Company will be Blue Stone Holdings Inc., 2950 SW 27th Avenue, Suite 220, Miami, Florida 33133.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these Articles of Organization on March 20, 2013.



Roger S. Goldman
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Company, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in that capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated this 20th day of March, 2013.

CFRA, LLC, a Florida Limited Liability Company

By: 
Roger S. Goldman, Authorized Representative