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FLORIDA LIMITED LIABILITY CO.
DHC 244 BISCAYNE MANAGEMENT, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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A. LUNT

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EXAMINER

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF
DHC 244 BISCAYNE MANAGEMENT, LLC**

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

ARTICLE I - NAME

The name of the limited liability company is DHC 244 Biscayne Management, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 9024 Mint Moore Road, Suite 144, Boca Raton, Florida 33487.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.


ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

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

<u>Name</u>	<u>Address</u>
K. Taylor White	150 West Flagler Street Suite 2200, Museum Tower Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization this 19th day of November 2010.


 K. Taylor White
 Authorized Representative

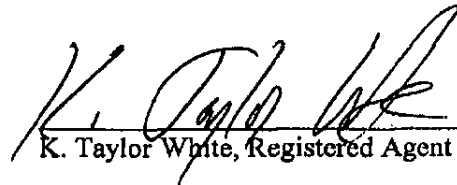
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REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for DHC 244 Biscayne Management, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: November 19, 2010


 K. Taylor White, Registered Agent