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Florida Department of State
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**FLORIDA LIMITED LIABILITY CO.
700 Brickell CityCentre LLC**

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
700 BRICKELL CITYCENTRE LLC
(a Florida limited liability company)

FILED
13 JUN 27 PM 2:38
TALLAHASSEE, FLORIDA

These Articles of Organization of **700 Brickell CityCentre LLC**, a Florida limited liability company (the "Company"), dated as of June 26, 2013, are being duly executed and filed by Gregg E. Toland, who is authorized to form a limited liability company under the Florida Limited Liability Company Act (Chapter 608 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:

700 BRICKELL CITYCENTRE LLC

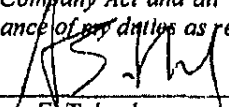
ARTICLE II - Address: The principal address and mailing address of the Company is: 501 Brickell Key Drive, Suite 600, Miami, Florida 33131.

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:

The Registered Agent and Registered Office for service of process is as follows:

Name: Gregg E. Toland
Address: 501 Brickell Key Drive, Suite 600
Miami, Florida 33131

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.



Gregg E. Toland
Registered Agent

ARTICLE IV – Officers: The name and address of the initial Officers of the Company are as follows:

Martin Cubbon
501 Brickell Key Drive, Suite 600
Miami, FL 33131

Chief Executive Officer

Stephen L. Owens
501 Brickell Key Drive, Suite 600
Miami, FL 33131

President, Assistant Secretary

J. Megan Kelly

Vice President

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501 Brickell Key Drive, Suite 600
Miami, FL 33131

Gregg E. Toland
501 Brickell Key Drive, Suite 600
Miami, FL 33131

Vice President, Treasurer and Secretary

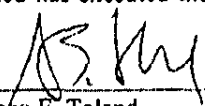
Chris Gandolfo
501 Brickell Key Drive, Suite 600
Miami, FL 33131

Vice President

Beverley McMain
501 Brickell Key Drive, Suite 600
Miami, FL 33131

Assistant Secretary

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the date first above written.



Gregg E. Toland

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