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FLORIDA LIMITED LIABILITY CO.
Market Street Real Estate Partners, LLC

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ARTICLES OF ORGANIZATION

OF

MARKET STREET REAL ESTATE PARTNERS, LLC

The undersigned hereby files the following Articles of Organization, for the purpose of forming a limited liability company under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of the limited liability company shall be:

MARKET STREET REAL ESTATE PARTNERS, LLC

**ARTICLE II
EXISTENCE AND DURATION**

The existence of the limited liability company shall commence immediately upon the filing of these Articles of Organization and shall be perpetual.

**ARTICLE III
PURPOSE**

This limited liability company is organized for the purpose of engaging in any and all businesses and activities permitted by the laws of the State of Florida, which business activities may include owning, holding, improving, using, dealing in, managing, selling, mortgaging, pledging, leasing, exchanging, transferring and disposing of property, both real and personal and wherever situated, and shall have all powers necessary or convenient to effect any or all of the purposes for which the company is organized.

**ARTICLE IV
PRINCIPAL OFFICE**

The mailing address and the street address of the principal office of this limited liability company shall be 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134.

**ARTICLE V
INITIAL REGISTERED AGENT**

The initial registered agent and street address of the initial registered agent of the limited liability company shall be:

Judith Kenney, Attorney
Judith Kenney & Associates, P.A.
2001 Biscayne Boulevard, Suite 2620
, Miami, Florida 33137

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**ARTICLE VI
MANAGEMENT**

This company will be managed initially by one Manager, who is:

Daniel Warman
550 Biltmore Way, Suite 1110
Coral Gables, Florida 33134

**ARTICLE VII
RESTRICTIONS ON MEMBERSHIP AND
RIGHT TO CONTINUE AFTER WITHDRAWAL OF A MEMBER**

The Manager shall have the right to admit new members. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of the Manager.

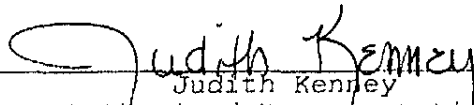
Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall continue the business.

**ARTICLE VIII
INDEMNIFICATION**

This company shall indemnify, and shall advance expenses on behalf of, its managers and officers to the fullest extent not prohibited by any law in existence either now or hereafter.

The undersigned, being the authorized representative of the Manager of the limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of Market Street Real Estate Partners, LLC.

Executed by the undersigned at Miami, Florida this 8th day of July, 2013.


Judith Kenney
Authorized Representative
of the Manager

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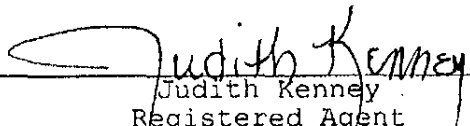
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ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Market Street Real Estate Partners, LLC, the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations imposed by the Florida Statutes upon registered agents.

Dated this 8th day of July, 2013.


Judith Kenney
Registered Agent

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