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To: Division of Corporations
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From: *Angelica M. Chire, Corporate Paralegal*
Account Name : SHUTTS & BOWEN, LLP
Account Number : 076447000313
Phone : (305)358-6300
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Email Address: *plagonowicz@shutts.com*

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FLORIDA LIMITED LIABILITY CO.
F&F SOUTH BEACH PROPERTIES, LLC

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**ARTICLES OF ORGANIZATION
OF
F&F SOUTH BEACH PROPERTIES, LLC**

**ARTICLE I
Name**

The name of the Limited Liability Company (the "Company") is:

F&F South Beach Properties, LLC

**ARTICLE II
Address**

The mailing address and principal office address of the Company is:

201 South Biscayne Boulevard
Suite 1500 (PAL)
Miami, Florida 33131

**ARTICLE III
Registered Agent and Registered Office**

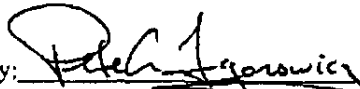
The name and the Florida street address of the registered agent are:

Corporation Company of Miami
201 South Biscayne Boulevard
Suite 1600 (PAL)
Miami, Florida 33131

**ARTICLE IV
Management**

The management of the Company shall be as provided in the Company's Operating Agreement.

Date: August 20, 2013.

By: 
Peter A. Lagonowicz, Authorized Representative

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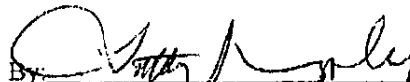
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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for **F&F South Beach Properties, LLC**, a Florida limited liability company, at the place designated in these Articles, 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 its duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 608, F.S.

Dated as of this 20th day of August, 2013.

CORPORATION COMPANY OF MIAMI

By: 
 Print Name: Timothy J. Murphy
 Title: Vice President

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