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FLORIDA LIMITED LIABILITY CO.
PELTA TALLAHASSEE PROPCO LLC

Certificate of Status	0
Certified Copy	1
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Estimated Charge	\$155.00

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SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF ORGANIZATION
OF
PELTA TALLAHASSEE PROPCO LLC

ARTICLE I - NAME

The name of this limited liability company is Pelta Tallahassee PropCo LLC (the "Company").

ARTICLE II - PRINCIPAL OFFICE

The mailing address and street address of the principal office of the Company is c/o Key Performance Hospitality Management, 135 Middle Street, Suite 1021, Lake Mary, Florida 32746.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 1200 South Pine Island Road, Plantation, Florida 33324 and the name of the initial registered agent of the Company at that address is NRAI Services, Inc.

ARTICLE IV - MANAGEMENT

The Company is a manager-managed limited liability company and the initial manager of the Company is Pelta RE Ventures LLC, a Florida limited liability company.

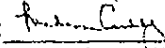


Jason S. Rimes, Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.

NRAI Services, Inc.

By: 

Name: Madonna Cuddihy

As its: Assistant Secretary
