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CSC  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

CONTACT: Tamara Odom

ACCOUNT #: 072100000032

REF#: 961708-5+15

AUTHORIZATION: Patricia Pigot

COST LIMIT: \$160

ORDER DATE: 01/11/01

ENTITY NAME: FTC Realty Advisors LLC

DOMESTIC FILING

FOREIGN FILING

APPROVED  
AND  
FILED  
01 JAN 11 PM 2:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

----- ARTICLES OF INCORPORATION

----- CERTIFICATE OF LIMITED PARTNERSHIP

----- QUALIFICATION

☒ CERTIFICATE OF LLC

----- ARTICLES OF AMENDMENT

PLEASE RETURN

----- STAMPED COPY

☒ CERTIFIED COPY

☒ CERTIFICATE OF GOOD STANDING

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RECEIVED  
01 JAN 11 PM 12:21  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

1-11-01

**ARTICLES OF ORGANIZATION  
OF  
FTC REALTY ADVISORS LLC**  
[A Florida limited liability company]

The undersigned member representative of this limited liability company hereby files these Articles of Organization pursuant to the laws of the State of Florida.

**ARTICLE I - NAME**

The name of the limited liability company is: **FTC REALTY ADVISORS LLC.**

**ARTICLE II - ADDRESS**


The mailing address and street address of the principal office of the limited liability company is:  
**1500 San Remo Avenue, Suite 220, Coral Gables, Florida 33146.**

**ARTICLE III - REGISTERED AGENT, OFFICE & SIGNATURE**

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

**Alan H. Lubitz  
1500 San Remo Avenue, Suite 220  
Coral Gables, Florida 33146**

*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 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 608, F.S.*

  
Registered Agent's Signature

**ARTICLE IV - MANAGEMENT**

This limited liability company will be managed by one or more managers, and, therefore is a manager-managed company.

*In accordance with Section 608.408(3) of the Florida Statutes, the undersigned representative of a member of his Company agrees that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.*

Executed this 10<sup>th</sup> day of January, 2001, by Alan H. Lubitz, a representative of a member of this company.

  
Alan H. Lubitz

01 JAN 11 PM 2:10  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED