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From:

Account Name : BILZIN SUMBERG BAENA PRICE & AXELROD LLP
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

1031 SW PAYNE, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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EXAMINER

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**ARTICLES OF ORGANIZATION
OF
1031 SW PAYNE, LLC
a Florida Limited Liability Company**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

1. NAME. The name of the Limited Liability Company is 1031 SW PAYNE, LLC (the "Company").

2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing address for the Company is: 10898 Bridges Road, Jacksonville, Florida, 32218.

3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: David Reed, 10898 Bridges Road, Jacksonville, Florida, 32218.

The undersigned has executed these Articles of Organization on the 26 day of

August, 2008.

By: _____

David Reed, Authorized Representative

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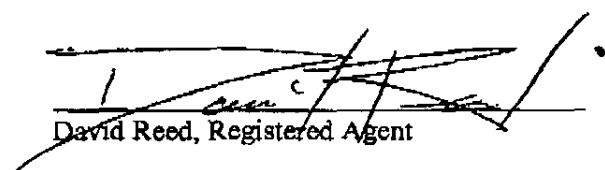
**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: 1031 SW PAYNE, LLC.
2. The name and address of the registered agent and office is:

David Reed
10898 Bridges Road
Jacksonville, Florida, 32218

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 its 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.


David Reed, Registered Agent

Date

8-26-08

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