

Division of Corporations

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

BANYAN STREET OFFICE HOLDINGS, LLC

Certificate of Status	0
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Page Count	02
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION

OF

BANYAN STREET OFFICE HOLDINGS, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I
NAME

The name of the Limited Liability Company is Banyan Street Office Holdings, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is 4000 Ponce de Leon Boulevard, Suite 470, Coral Gables, Florida 33134.

ARTICLE III
DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV
REGISTERED OFFICE AND AGENT AND ADDRESS

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

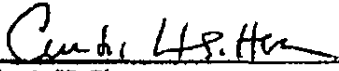
<u>Name</u>	<u>Address</u>
Lorri L. Dunne	4000 Ponce de Leon Boulevard Suite 470 Coral Gables, Florida 33134

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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of
Organization for the foregoing uses and purposes this 29 day of July, 2009.


Curtis H. Sitterson
Authorized Representative of Members

REGISTERED AGENT'S ACCEPTANCE

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, 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 her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: July 29, 2009


Lorri L. Dunne, Registered Agent