

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L10000071326
FILED 8:00 AM
July 07, 2010
Sec. Of State
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Article I

The name of the Limited Liability Company is:
1747 BAY ROAD PROPERTIES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2200 BISCAYNE BLVD
MIAMI, FL. 33137

The mailing address of the Limited Liability Company is:
2200 BISCAYNE BLVD
MIAMI, FL. 33137

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
ALAN S WALTERS
4770 BISCAYNE BLVD
640
MIAMI, FL. 33137

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.

Registered Agent Signature: ALAN S. WALTERS

Article V

The name and address of managing members/managers are:

Title: MGRM
ANDREW MIRMEELLI
2200 BISCAYNE BLVD
MIAMI, FL. 33137

Title: MGRM
1501 PARKING LOT INVESTMENTS, LLC
2200 BISCAYNE BLVD
MIAMI, FL. 33137

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Article VI

The effective date for this Limited Liability Company shall be:

07/06/2010

Signature of member or an authorized representative of a member

Signature: ALAN S. WALTERS