

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

L10000071831
FILED 8:00 AM
July 07, 2010
Sec. Of State
ncausseaux

Article I

The name of the Limited Liability Company is:

PBC 1450 BRICKELL, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1450 BRICKELL AVENUE
SUITE 1500
MIAMI, FL. US 33130

The mailing address of the Limited Liability Company is:

1701 PENNSYLVANIA AVENUE, N.W.
SUITE 300
WASHINGTON, DC. US 20006

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:

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL. 33324

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: ANUSHA PUTTY

Article V

The name and address of managing members/managers are:

Title: MGRM
PREFERRED OFFICES PROPERTIES, LLC
1701 PENNSYLVANIA AVENUE, N.W., STE 300
WASHINGTON, DC. 20006 US

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Signature of member or an authorized representative of a member

Signature: COLIN J. SMITH