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STEARNS WEAVER MILLER

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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.
VICTORIA RIVERWALK, LLC

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**ARTICLES OF ORGANIZATION OF
VICTORIA RIVERWALK, 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 Victoria Riverwalk, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 20801 Biscayne Blvd., 4th Floor, Aventura, Florida 33180.

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>
K. Taylor White	150 West Flagler Street Museum Tower, Suite 2200 Miami, Florida 33130

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization this 25th day of February 2011.


K. Taylor White
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Victoria Riverwalk, LLC 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 his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: February 25, 2011


K. Taylor White, Registered Agent

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