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**FLORIDA LIMITED LIABILITY CO.
ROYAL PALM 40, LLC**

Certificate of Status	0
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T. HAMPTON

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ARTICLES OF ORGANIZATION
OF
ROYAL PALM 40, LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I -- NAME

The name of the limited liability Company shall be Royal Palm 40, LLC ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company shall be: 8000 North Federal Highway, Suite 110, Boca Raton, FL 33487.

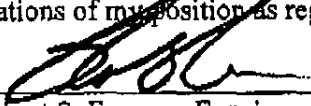
ARTICLE III-- DURATION

The Company shall commence its existence upon filing. The Company's existence shall be perpetual.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Robert S. Forman, Esquire, Forman & Altino, P. A., 2101 West Commercial Blvd., Suite 2800, Fort Lauderdale, FL 33309.

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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..


Robert S. Forman, Esquire
Registered Agent

IN WITNESS WHEREOF, the undersigned authorized representative of a member of the Company has made and subscribed these Articles of Organization on this 29 day of September, 2011.


Robert S. Forman, Esquire, as Authorized
Representative of Member

(In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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