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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Telephone: 305/448-3900 • Facsimile: 305/446-9206

Charles P. Sacher
Gregory T. Martin
Charles S. Sacher

Melissa R. Smith
Natalie Escudero

December 5, 2011

Via Certified Mail. Return Receipt Requested
Article # 7008 0500 0001 6018 9337

Registration Section
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: Peninsula II-1409 A Limited Liability Company
Our File No. 5517

Dear Sir/Madam:

On behalf of the above-referenced limited liability company, I enclose herewith an original and one (1) copy of the fully executed and notarized Articles of Organization, together with our firm check in the amount of \$155.00.

Please have this original copy of the Articles of Organization filed among the corporate records of the State of Florida to be effective December 5, 2011, so long as these Articles of Organization are filed within five (5) business days of such date. Please return a certified copy to the undersigned.

The check enclosed herein is in payment of the following fees or charges:

Filing Fee	\$100.00
Certified Copy Fee	30.00
Registered Agent Fee	<u>25.00</u>
TOTAL	\$155.00

Thank you for your attention to this matter.

Sincerely,



Charles S. Sacher

CSS:mrs
Enclosures

ARTICLES OF ORGANIZATION OF
PENINSULA II-1409 A LIMITED LIABILITY COMPANY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, desiring to form a Limited Liability Company under §608.405, Florida Statutes, does hereby certify as follows:

- FIRST: The name of said limited liability company shall be PENINSULA II-1409 A LIMITED LIABILITY COMPANY.
- SECOND: PENINSULA II-1409 A LIMITED LIABILITY COMPANY shall exist in perpetuity.
- THIRD: Copies of the Operating Agreement of PENINSULA II-1409 A LIMITED LIABILITY COMPANY may be obtained from the Manager at 16850 Collins Avenue, 112-200, Sunny Isles Beach, FL 33160, which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of PENINSULA II-1409 A LIMITED LIABILITY COMPANY shall be 16850 Collins Avenue, 112-200, Sunny Isles Beach, FL 33160.
- FOURTH: The purposes for which PENINSULA II-1409 A LIMITED LIABILITY COMPANY is formed are:
- A. To trade, buy, lease, improve, develop and sell real estate, personal property, to invest in stocks, bonds and any and all other securities, and to participate in buying, selling and trading of the same; to invest in various business ventures and the purchasing and holding of the equity interests therein; and to loan, borrow or raise monies for any of the purposes of the limited liability company.
 - B. To engage in such other lawful acts or activities for which limited liability companies may be formed under §608.403, Florida Statutes.
- FIFTH: The maximum number of ownership units which PENINSULA II-1409 A LIMITED LIABILITY COMPANY is authorized to have outstanding is one thousand (1000), all of which shall be identical units, and each of which shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one (1) is the numerator and the total units outstanding is the denominator.
- SIXTH: PENINSULA II-1409 A LIMITED LIABILITY COMPANY desiring to organize under the laws of the State of Florida as a limited liability company has designated its initial registered office at 2655 LeJeune Road, Suite 1101, Miami-Dade County, Coral Gables, Florida, 33134 and has named CHARLES S. SACHER as its initial Registered Agent who is located at such address.

SEVENTH: The name and street address of the subscriber to these Articles of Organization of PENINSULA II-1409 A LIMITED LIABILITY COMPANY is as follows:

<u>NAME</u>	<u>ADDRESS</u>
CHARLES S. SACHER	2655 LeJeune Rd., Suite 1101 Coral Gables, FL 33134

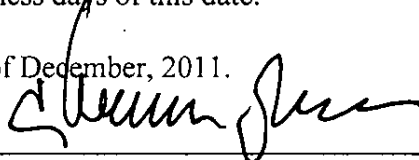
EIGHTH: The business of this limited liability company shall be conducted by a Manager who shall be elected by the Members, who shall be elected in accordance with the Operating Agreement.

The name and street address of the initial Manager, who shall hold office for the first year of its existence or until his successor is elected and qualified is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Steven E. Fortner	16850 Collins Avenue, 112-200 Sunny Isles Beach, FL 33160

In accordance with the provisions of §608.409, Florida Statutes, the effective date of existence is specified to be December 5, 2011, so long as these Articles of Organization are filed with the Secretary of State within five (5) business days of this date.

WITNESS my hand and seal this 5 day of December, 2011.


 _____ (SEAL)
 Charles S. Sacher

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

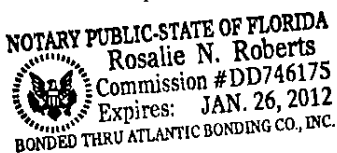
BEFORE ME, the undersigned authority, personally appeared Charles S. Sacher, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Organization, and he acknowledged before me that he executed and subscribed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Coral Gables, in said County and State, this 5th day of December, 2011.



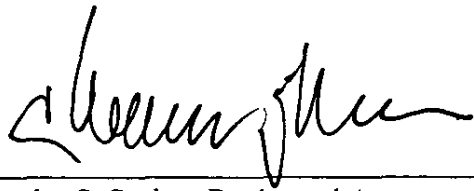
 Notary Public, State of Florida at Large

My commission expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for PENINSULA II-1409 A LIMITED LIABILITY COMPANY, at the place designated in Section SIXTH of the Articles of Organization, to which this Acknowledgment is attached, I hereby acknowledge that I am familiar with and accept the obligations of that position.



(SEAL)

Charles S. Sacher, Registered Agent

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