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STEARNS WEAVER MILLER

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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.
BANYAN TOWER 101, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION OF
BANYAN TOWER 101, 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 Banyan Tower 101, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 777 Brickell Avenue, Suite 1100, Miami, Florida 33131.

ARTICLE III - DURATION

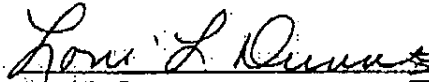
The period of duration for the Company shall be perpetual.

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>
Lorri L. Dunne	777 Brickell Avenue, Suite 1100 Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 13th day of February 2012.


Lorri L. Dunne,
Authorized Representative

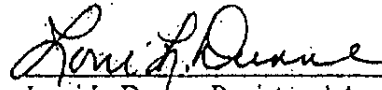
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REGISTERED AGENT=S ACCEPTANCE

Having been named as registered agent and to accept service of process for Banyan Tower 101, 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 her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: May 23, 2012



Lorri L. Durine, Registered Agent