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Email Address: cmiguel@mastcapital.com**FLORIDA LIMITED LIABILITY CO.
M-180 Owner, LLC**

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B. KOHR

MAY 25 2012

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EXAMINER

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
M-180 OWNER, LLC

(a Florida limited liability company)

These Articles of Organization of M-180 Owner, LLC, a Florida limited liability company (the "Company"), dated as of May 25, 2012, are being duly executed and filed by Heather E. Irving, who is authorized to form a limited liability company under the Florida Limited Liability Company Act (Chapter 608 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:

M-180 Owner, LLC

ARTICLE II - Address: The principal address and mailing address of the Company is:

1691 Michigan Ave., Suite 215
Miami Beach, FL 33139

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:
The Registered Agent and Registered Office for service of process is as follows:

Name: Corporation Service Company
Address: 1201 Hays Street
Tallahassee, FL 32301

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.

CORPORATION SERVICE COMPANY Carina L. Dunlap
By: Carina L. Dunlap Asst. Vice President
Carina L. Dunlap, Asst. V.P.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the date first above written.

Heather E. Irving
Heather E. Irving, Authorized Representative

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STATE OF FLORIDA
CLERK OF THE COURT