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K. SALY
EXAMINER

AUG 6 2012

ARTICLES OF ORGANIZATION OF
PEACOCK LOT 1, LLC

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

FIRST: The name of said limited liability company shall be PEACOCK LOT 1, LLC.

SECOND: PEACOCK LOT 1, LLC shall exist in perpetuity.

THIRD: Copies of the Operating Agreement of PEACOCK LOT 1, LLC may be obtained from the Manager at 100 SE 2 Street, Suite 2370, Miami, Florida 33131 which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of PEACOCK LOT 1, LLC shall be 100 SE 2 Street, Suite 2370, Miami, Florida 33131.

FOURTH: The purposes for which PEACOCK LOT 1, LLC is formed are:

- A. Engaging in any and all phases of the business of owning, operating, purchasing, selling, leasing and managing commercial and residential properties; and
- B. Engaging 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 PEACOCK LOT 1, LLC 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: PEACOCK LOT 1, LLC 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 P. 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 PEACOCK LOT 1, LLC is as follows:

NAME

ADDRESS

Charles P. Sacher

2655 LeJeune Rd., Suite 1101
Coral Gables, FL 33134

EIGHTH: The business of this limited liability company shall be conducted by three (3) Managers who shall be elected by the Members and who shall be elected in accordance with the Operating Agreement.

The name and street address of the initial Managers, who shall hold office for the first year of its existence or until their successors are elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Robin Reiter-Faragalli	100 SE 2 Street, Suite 2370 Miami, Florida 33131
Charles P. Sacher	100 SE 2 Street, Suite 2370 Miami, Florida 33131
Jan R. Griffin	100 SE 2 Street, Suite 2370 Miami, Florida 33131

In accordance with the provisions of §608.409, Florida Statutes, the effective date of existence is specified to be July 30, 2012, 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 30th day of July, 2012.

Charles P. Sacher (SEAL)
Charles P. Sacher

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

BEFORE ME, the undersigned authority, personally appeared Charles P. 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 30 day of July, 2012.

Charles U. Morgenstern
Notary Public, State of Florida at Large

My commission expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for PEACOCK LOT 1, LLC, 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 P. Sacher, Registered Agent

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