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FLORIDA LIMITED LIABILITY CO.

Grand Island Place II, LLC

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ARTICLES OF ORGANIZATION FOR A FLORIDA LIMITED LIABILITY COMPANY

In compliance with Chapter 608,F.S.

ARTICLE I NAME

The name of the Limited Liability Company is:

GRAND ISLAND PLACE II, LLC

ARTICLE II ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company Is:

2627 NE 203RD STREET, STE 202 AVENTURA, FLORIDA 33180

ARTICLE III REGISTERED AGENT, REGISTERED OFFICES REGISTERED AGENT SIGNATURE

The name and the Florida street address of the registered agent are:

KEVIN FAITH 2627 NE 203RD STREET, STE 202 AVENTURA, FLORIDA 33180

Having been named as registered agent 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 relating 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.

KEVIN FAITH / Registered Agent's signature

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ARTICLE IV MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is, therefore, a Manager Managed Company.

ARTICLE V **MEMBERS**

MANAGER FIP REALTY SERVICES, LLC 2627 NE 203RD STREET, STE 202 AVENTURA, FLORIDA 33180

Signature of a member or an authorized representative of a 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.

FIP REALTY SERVICES, LLC