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**FLORIDA LIMITED LIABILITY CO.  
BANYAN STREET BRICKELL BAYVIEW, LLC**

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**ARTICLES OF ORGANIZATION OF  
BANYAN STREET BRICKELL BAYVIEW, 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 Street Brickell Bayview, 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 and the registered office of the Company in the State of Florida are:


**Name**

**Address**

Lorri Dunne

777 Brickell Avenue, Suite 1100  
Miami, FL 33131

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 11<sup>th</sup> day of February 2013.

  
Lorri Dunne,  
Authorized Representative

2013 FEB 11 AM 9:43  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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## REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Banyan Street Brickell Bayview, 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: February 11, 2013

  
Lorri Dunne, Registered Agent

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