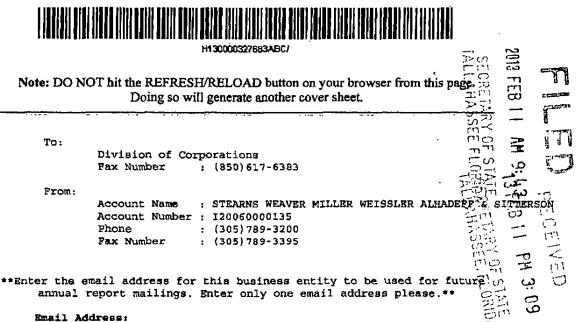
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FLORIDA LIMITED LIABILITY CO. BANYAN STREET BRICKELL BAYVIEW, LLC

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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 Made and subscribed these Articles of Organization for the foregoing uses and purposes this

Lorri Dunne,

Authorized Representative

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 / 2013

Lorri Dunne, Registered Agent

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SECRETARY OF STATE