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**FLORIDA LIMITED LIABILITY CO.
Emerald Hills Real Estate, LLC**

Certificate of Status	1
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ARTICLES OF ORGANIZATION**OF**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**EMERALD HILLS REAL ESTATE, LLC**

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of Florida:

ARTICLE I - NAME

The name of the limited liability company shall be Emerald Hills Real Estate, LLC.

ARTICLE II - PRINCIPAL OFFICE

The mailing address and the street address of the principal office of Emerald Hills Real Estate, LLC shall be 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

ARTICLE III - REGISTERED AGENT

The name and street address for the registered agent for service of process in the State of Florida for Emerald Hills Real Estate, LLC shall be Jack Jaiven; 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

ARTICLE IV - INDEMNIFICATION

Subject to the provisions of Chapter 608, Florida Statutes, Emerald Hills Real Estate, LLC shall indemnify and hold harmless any member and/or member-manager and/or employee from and against any and all claims and demands whatsoever.

ARTICLE V - MEMBER

The sole member/manager of Emerald Hills Real Estate, LLC shall be:

Quad Realty Investments, Inc.
1601 Forum Place, Suite 500
West Palm Beach, FL 33401
Member/Manager

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ARTICLE VI - MANAGERS

Emerald Hills Real Estate, LLC is a manager managed company. The managers of Emerald Hills Real Estate, LLC shall be:

Quad Realty Investments, Inc.
1601 Forum Place, Suite 500
West Palm Beach, FL 33401

Mark F. Levy
1601 Forum Place, Suite 500
West Palm Beach, FL 33401

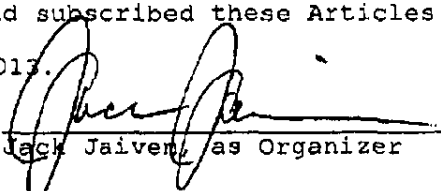
Jack Jaiven
1601 Forum Place, Suite 500
West Palm Beach, FL 33401

Ben G. Schachter
1601 Forum Place, Suite 500
West Palm Beach, FL 33401

ARTICLE VI - ORGANIZER

The name and address of the person signing these Articles of Organization is Jack Jaiven; 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

IN WITNESS WHEREOF, I have made and subscribed these Articles of Organization this 19th day of July, 2013.


Jack Jaiven, as Organizer

STATE OF FLORIDA)

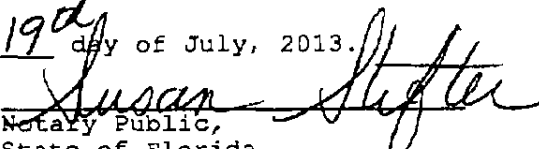
) SS:

COUNTY OF PALM BEACH)

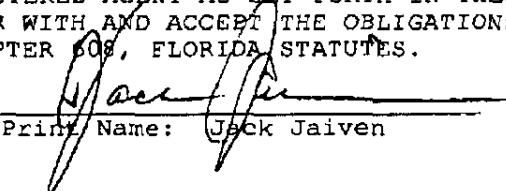
BEFORE ME, personally appeared Jack Jaiven, to me known and well known to me to be the person described in and who executed the foregoing instrument or who produced _____ as identification and he acknowledged to and before me that he executed said instrument for the purpose herein expressed.

WITNESS my hand and official seal this 19th day of July, 2013.




Notary Public,
State of Florida

I HEREBY ACCEPT THE DESIGNATION AS REGISTERED AGENT AS SET FORTH IN THESE ARTICLES OF ORGANIZATION AND AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF THAT POSITION AS PROVIDED FOR IN CHAPTER 608, FLORIDA STATUTES.


Print Name: Jack Jaiven

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