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L. SELLERS

FLORIDA LIMITED LIABILITY CO.
1750 UNIVERSITY OWNER LLC

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**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - NAME

The name of the Limited Liability Company is:

1750 UNIVERSITY OWNER LLC

ARTICLE II - ADDRESS

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

**201 South Biscayne Boulevard, Suite 1600 (FER)
Miami, Florida 33131**

ARTICLE III- REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent of the Limited Liability Company are:

**Alex D. Sirulnik, Esq.
2199 Ponce de Leon Boulevard, Suite 301
Coral Gables, Florida 33134**

ARTICLE IV - MANAGEMENT

The Limited Liability Company shall be managed by one or more managers (who shall be designated "Manager(s)") and is, therefore, a manager-managed company within the meaning of Section 608.422, Florida Statutes. The rights, duties and obligations of the Manager(s) and the member(s) of the Limited Liability Company shall be as set forth in writing in the agreement(s) of the member(s). Alex D. Sirulnik, Esq. is hereby appointed as the initial Manager to hold such position until his successor is appointed by the member and has qualified, or until his earlier death, resignation, or removal.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this 26th day of July, 2013.

By:


Francis E. Rodriguez, Authorized Representative

(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.)

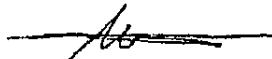
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REGISTERED AGENT ACCEPTANCE

Having been named to accept service of process for the above-stated limited liability company at the address designated in the articles of organization pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of its duties.

Date: July 30, 2013.



Alex D. Sirulnik, Esq.

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