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From: Account Name : JOEL T. STRAWN, P.A.  
Account Number : 076215000176  
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FLORIDA LIMITED LIABILITY CO.  
DELRAY54, LLC

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**ARTICLES OF ORGANIZATION  
OF  
DELRAY 54, LLC  
A Florida Limited Liability Company**

The undersigned, acting as an authorized representative of the members of a limited liability company under the Florida Limited Liability Company Act as set forth in the Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization for DELRAY 54, LLC (the "Company"):

**ARTICLE I**

**NAME**

The name of the Company is DELRAY 54, LLC and its principal place of business shall be in the City of Delray Beach, County of Palm Beach, State of Florida, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

**ARTICLE II**

**DURATION**

The limited liability company shall exist until dissolved in a manner provided by law, or as provided in accordance with the regulations adopted by the Members.

**ARTICLE III**

**ADDRESS**

The mailing address and street address of the principal office of the Company is 54 N.E. Fourth Avenue, Delray Beach, FL 33483.

**ARTICLE IV**

**INITIAL REGISTERED OFFICE AND AGENT**

The name and address of the initial registered agent of the Company is:

Joel T. Strawn  
54 N.E. Fourth Avenue  
Delray Beach, FL 33483

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**ARTICLE V**  
**MANAGEMENT**

The Company is to be managed by one or more managers and is, therefore, a manager managed company.

**ARTICLE VI**  
**INDEMNIFICATION**

To the fullest extent permitted by law, the Company shall indemnify any person who was or is a party to any proceeding by reason of the fact that he is or was a manager, managing member or officer of the Company or is or was serving at the request of the Company as a manager, managing member, director or officer of another limited liability company, corporation, partnership, joint venture, trust or other enterprise against liability incurred in a manner he reasonably believed to be in, or not opposed to, the best interests of the Company and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The Company shall reimburse each person for all costs and expenses, including, without limitation, attorneys' fees, reasonably incurred by him in connection with any such liability in the manner provided for by law or in accordance with the regulations of the Company. The rights accruing to any person under the foregoing provision shall not exclude any other right to which he may be lawfully entitled, nor shall anything therein contain or restrict the right of the Company to indemnify or reimburse such person in any proper case even though not specifically provided for herein.

The undersigned, in accordance with the provisions of the Act, being the authorized representative of the members of the Company, hereby certifies that the foregoing constitutes the proposed Articles of Organization of DELRAY 54, LLC.

In accordance with the Act, the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true.

Executed by the undersigned on November 25<sup>th</sup>, 2013.

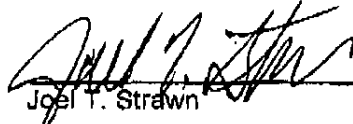
  
Joel T. Strawn, Authorized Representative

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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

Having been designated as registered agent and to accept service of process for DELRAY 54, LLC in the foregoing Articles of Organization, 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 the Act.

  
Joel T. Strawn

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