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FLORIDA LIMITED LIABILITY CO.  
PIER REAL ESTATE II, LLC

Certificate of Status	0
Certified Copy	1
Page Count	4
Estimated Charge	\$155.00



December 2, 2013

FLORIDA DEPARTMENT OF STATE

Division of Corporations

AVILA RODRIGUEZ HERNANDEZ MENA & FERRI LLP

SUBJECT: PIER REAL ESTATE, LLC  
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**ARTICLES OF ORGANIZATION  
OF  
PIER REAL ESTATE II, LLC**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is PIER REAL ESTATE II, LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal office address of the Company is:

2525 Ponce De Leon Blvd.  
Suite 1225  
Coral Gables, Florida 33134

The mailing address of the Company is:

2525 Ponce De Leon Blvd.  
Suite 1225  
Coral Gables, Florida 33134

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The name and the Florida street address of the registered agent are:

Interamerican Corporate Services LLC  
2525 Ponce De Leon Blvd.  
Suite 1225  
Coral Gables, Florida 33134

**ARTICLE IV  
OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an operating agreement for the Company shall be vested in the Members of the Company.

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**ARTICLE V**  
**MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager shall serve in such capacity until his or their successors are duly elected and qualified.

The names and addresses of the initial Managers are as follows:

<u>Title:</u> Manager	<u>Name and Address:</u> Chase Romero 2600 S. Douglas Road Suite 510 Coral Gables, Florida 33134
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**ARTICLE VI**  
**DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, if applicable or (ii) by the written agreement of a majority of ownership interest if the Company.

**ARTICLE VII**  
**PURPOSE**

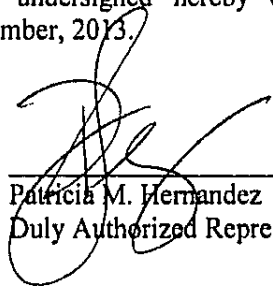
The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE VIII**  
**ADDITIONAL MEMBERS**

Additional Members may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

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IN WITNESS WHEREOF, the undersigned hereby executes these Articles of Organization as of the 5<sup>th</sup> day of December, 2013.



\_\_\_\_\_  
Patricia M. Hernandez  
Duly Authorized Representative of a Member

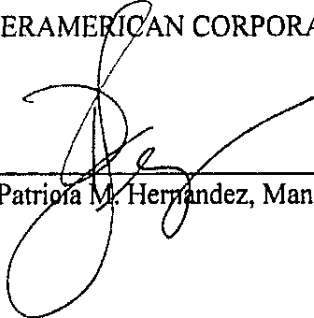
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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for PIER REAL ESTATE II, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledge that the undersigned is familiar with, and accepts, the obligations of such position on this 5<sup>th</sup> day of December, 2013.

INTERAMERICAN CORPORATE SERVICES LLC

By: \_\_\_\_\_

  
Patricia M. Hernandez, Manager