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**FROM:** Rosa Wong, Paralegal  
Account Name : AKERMAN LLP - MIAMI  
Account Number : 075471001363  
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**Email Address:** chertz@broadandcassel.com

**FLORIDA LIMITED LIABILITY CO.  
ONE FLAGLER COMMERCIAL, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
ONE FLAGLER COMMERCIAL, LLC**

**ARTICLE I: - Name**

The name of the Limited Liability Company is **ONE FLAGLER COMMERCIAL, LLC**

**ARTICLE II: - Address**

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

**c/o Newgard Development Group  
1200 Brickell Avenue, Suite 1500  
Miami, Florida 33131**

**ARTICLE III: - Registered Agent, Registered Office, & Registered Agent's Signature**

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

**Clifford I. Hertz  
c/o Broad and Cassel  
1 N. Clematis Street, Suite 500  
West Palm Beach, Florida 33401**

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*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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 Chapter 605, F.S.*

  
Clifford I. Hertz, as Registered Agent

**ARTICLE IV: - Management**

The name and address of each person authorized to manage and control the limited liability company is as follows:

<u>Title:</u>	<u>Name and Address:</u>
MGR	NGD One Flagler LLC 1200 Brickell Avenue, Suite 1500 Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on May 20, 2014.

Harvey Hernandez, authorized representative of a Member

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.)

Harvey Hernandez  
Typed or printed name of signee

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