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PHIPPS PARK SFCB LLC

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
PHIPPS PARK SFCB LLC**

The undersigned, being a duly authorized representative of the members, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is Phipps Park SFCB LLC (the "Company").

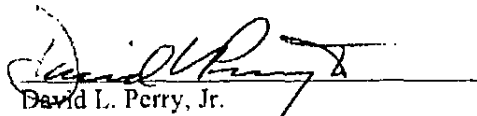
**ARTICLE II
ADDRESS**

The principal office of the Company is c/o Florida Property Investors, Inc., 222 Lakeview Avenue, Suite 1000, West Palm Beach, Florida 33401. The mailing address of the Company is P.O. Box 6336, West Palm Beach, Florida 33405.

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The Company designates 222 Lakeview Avenue, S. 1000, West Palm Beach, Florida 33401 as the street address of the initial registered office of the Company and names Florida Property Investors, Inc. as the Company's initial registered agent at that address to accept service of process within this state.

IN WITNESS WHEREOF, the undersigned authorized representative of a member has executed these Articles of Organization this 8th day of August, 2014.


David L. Perry, Jr.
Authorized Representative

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **Phipps Park SFCB LLC** to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 8th day of August, 2014.

FLORIDA PROPERTY INVESTORS, INC.

By: 

David L. Perry, Jr.
President

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