

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L14000147825
FILED 8:00 AM
September 22, 2014
Sec. Of State
tbrown**

Article I

The name of the Limited Liability Company is:

OGP 45 MANAGER, LLC

Article II

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

2020 PONCE DE LEON BOULEVARD
SUITE 907
CORAL GABLES, FL. US 33134

The mailing address of the Limited Liability Company is:

2020 PONCE DE LEON BOULEVARD
SUITE 907
CORAL GABLES, FL. US 33134

Article III

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

THE PEEBLES CORPORATION
2020 PONCE DE LEON BOULEVARD
SUITE 907
CORAL GABLES, FL. 33134

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.

Registered Agent Signature: LOWELL D. PLOTKIN

Article IV

The name and address of person(s) authorized to manage LLC:

Title: CHM
R. DONAHUE PEEBLES JR.
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FL. 33134

Title: PRES
BARRON CHANNER
1320 N.E. 156 STREET
NORTH MIAMI BEACH, FL. 33162

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Signature of member or an authorized representative

Electronic Signature: LOWELL D. PLOTKIN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.