

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

L15000019609
FILED 8:00 AM
February 02, 2015
Sec. Of State
jshivers

Article I

The name of the Limited Liability Company is:

111 MERCER PH LLC

Article II

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

690 LINCOLN ROAD
SUITE 201
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

C/O B.L.CRUMP, BANK AMERICA CTR, 16TH FLR
1111 EAST MAIN STREET, 16TH FLOOR
RICHMOND, VA. US 23219

Article III

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS

Article IV

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

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL. 32301

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: HOLLY JONES, ASSISTANT VICE PRESIDENT

Article V

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

Title: MGR
THOMAS R KENNEDY JR.
303 E. DILADO DRIVE
MIAMI BEACH, FL. 33139 US

Title: MGR
PATRICIA W KENNEDY
690 LINCOLN ROAD, SUITE 201
MIAMI BEACH, FL. 33139

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Article VI

The effective date for this Limited Liability Company shall be:

02/02/2015

Signature of member or an authorized representative

Electronic Signature: BEVERLEY L. CRUMP

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.