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FLORIDA LIMITED LIABILITY CO.
University Center Hotel, LLC

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**ARTICLES OF ORGANIZATION
OF
UNIVERSITY CENTER HOTEL, LLC**

The undersigned, being a duly authorized representative of a member, 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: **UNIVERSITY CENTER HOTEL, LLC**
(the "Company")

**ARTICLE II
ADDRESS**

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

Principal Office Address:
c/o Rist Properties, LLC
6600 Collins Avenue
Miami Beach, Florida 33141

Mailing Address:
c/o Rist Properties, LLC
6600 Collins Avenue
Miami Beach, Florida 33141

**ARTICLE III
REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S
SIGNATURE**

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

Having been named as registered agent and to accept service of process for the above 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.

INTERAMERICAN CORPORATE SERVICES LLC

By: M. Barreto Tercilla
M. Barreto Tercilla, Manager

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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.

ARTICLE V
MANAGEMENT

The name and address of each person authorized to manage and control the Limited Liability Company:

<u>Title:</u>	<u>Name and Address:</u>
Manager	Christian Kast c/o Rist Properties, LLC 6600 Collins Avenue Miami Beach, Florida 33141
Manager	Andrea Kast c/o Rist Properties, LLC 6600 Collins Avenue Miami Beach, Florida 33141
Manager	Pamela Prett c/o Rist Properties, LLC 6600 Collins Avenue Miami Beach, Florida 33141

IN WITNESS WHEREOF, the undersigned hereby executes these Articles of Organization as of the 10th day of June, 2015.



M. Barreto Tercilla
Duly Authorized Representative of a Member

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