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FLORIDA LIMITED LIABILITY CO.
BANYAN STREET 1355 PEACHTREE, LLC

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION OF
BANYAN STREET 1355 PEACHTREE, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is Banyan Street 1355 Peachtree, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 80 S.W. 8th Street, Suite 2200, Miami, FL 33131.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Lorri Dunne	80 S.W. 8 th Street Suite 2200 Miami, FL 33131

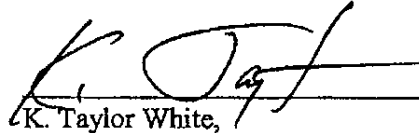
ARTICLE V - MANAGEMENT

The Company shall be manager managed. The name of the initial manager of the Company is:

Rodolfo Prio Touzet
80 S.W. 8th Street
Suite 2200
Miami, FL 33131

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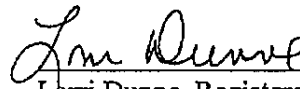
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 12th day of October 2015.


K. Taylor White,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Banyan Street 1355 Peachtree, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: October 12, 2015


Lorri Dunne, Registered Agent