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**FLORIDA LIMITED LIABILITY CO.
MIAMI SPE HOLDINGS, LLC**

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**ARTICLES OF ORGANIZATION OF
MIAMI SPE HOLDINGS, 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 Miami SPE Holdings, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is One Town Center Road, Suite 600, Boca Raton, Florida 33486.

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 of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	c/o Marina I. Ross, Esq. 150 West Flagler Street, Suite 2200 Miami, Florida 33130

ARTICLE V - MANAGEMENT

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

Miami SPE Holdings Manager, Inc.
One Town Center Road, Suite 600
Boca Raton, FL 33486

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 26 day of October, 2015.



Marina I. Ross,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Miami SPE Holdings, 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.

Dated: October 26, 2015

By: 

Marina I. Ross, Registered Agent