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FLORIDA LIMITED LIABILITY CO.
GRP GROVE METRO STATION MANAGER LLC

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION OF
GRP GROVE METRO STATION MANAGER 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 GRP Grove Metro Station Manager LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 2977 McFarlane Road, Suite 300, Miami, FL 33133.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

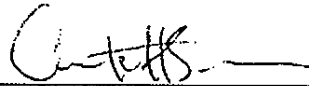
ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

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 Curtis H. Sitterson 150 West Flagler Street, Suite 2200 Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 10th day of December, 2015.

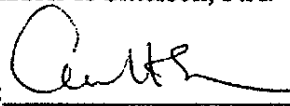


Curtis H. Sitterson
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for GRP Grove Metro Station Manager 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.



By: _____
Curtis H. Sitterson, Director

Dated: December 10 2015

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