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**FLORIDA LIMITED LIABILITY CO.
SOUTHERN PROPERTY PARTNERS, LLC**

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**ARTICLES OF ORGANIZATION OF A
FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following Articles of Organization for such Company:

ARTICLE I - NAME

The name of this limited liability company is:

Southern Property Partners, LLC

ARTICLE II - ADDRESS

The mailing address and the street address of the principal office of the Company is 2800 Ponce de Leon Blvd., Suite 1125, Coral Gables, FL 33134.

ARTICLE III - INITIAL REGISTERED AGENT

The name of the initial Registered Agent of the Company is Robert G. Breier. The street address of the initial Registered Agent Office is 2800 Ponce de Leon Blvd., Suite 1125, Coral Gables, FL 33134.

ARTICLE IV - MANAGEMENT

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The names and addresses of the initial managers are:

Title: MGR
WAYNE E. CHAPLIN
2800 Ponce de Leon Blvd., Suite 1125
Coral Gables, FL 33134

Title: MGR
STEVEN R. BECKER
2800 Ponce de Leon Blvd., Suite 1125
Coral Gables, FL 33134

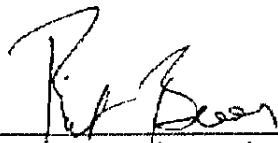
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ARTICLE V - AMENDMENTS

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 7 day of February, 2016.

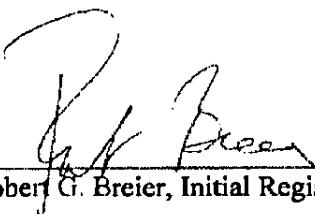
By: 
Robert G. Breier, Authorized Representative

(In accordance with Section 605.0203(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes).

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of Southern Property Partners, LLC, as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of Southern Property Partners, LLC as provided for in Chapter 605, Florida Statutes.

Date: February 17, 2016


Robert G. Breier, Initial Registered Agent

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