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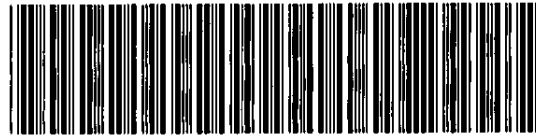
(Business Entity Name)

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DEPARTMENT OF STATE
16 OCT 12 PM 4:14

C. GOLDEN
OCT 13 2016

FILED
16 OCT 12 AM 11:37

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 328086 80690A

AUTHORIZATION :

Lyndell Coleman

COST LIMIT : \$125.00

ORDER DATE : October 12, 2016

ORDER TIME : 3:38 PM

ORDER NO. : 328086-005

CUSTOMER NO: 80690A

DOMESTIC FILING

NAME: USVI PROPERTY PARTNERS, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY
XX PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Courtney Williams - EXT. 62935

EXAMINER'S INITIALS: _____

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16 OCT 12 AM 11:37

ARTICLES OF ORGANIZATION OF A
FLORIDA LIMITED LIABILITY COMPANY

FILED
16 OCT 12 11:11:37
CLERK OF COURT
JANET L. HARRIS

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida 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:

USVI 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, Florida 33134.

ARTICLE III - INITIAL REGISTERED AGENT

The name of the initial Registered Agent of the Company is Steven J. Schermer. The street address of the initial Registered Agent Office is 2800 Ponce De Leon Blvd., Suite 1125, Coral Gables, Florida 33134.

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company.

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 11th day of October, 2016.

By: 

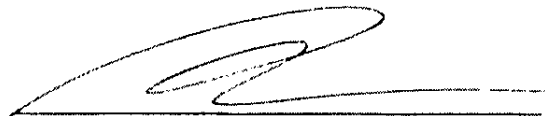
Steven J. Schermer, Authorized Representative

(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 USVI 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 USVI Property Partners, LLC as provided for in Chapter 605, Florida Statutes.

Date: October 11, 2016



Steven J. Schermer, Initial Registered Agent

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16 OCT 12 4:11:37
U.S. DISTRICT COURT
VIRGIN ISLANDS