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**FLORIDA LIMITED LIABILITY CO.
Vine Street Plaza Investors, LLC**

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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
OF
VINE STREET PLAZA INVESTORS, LLC
a Florida limited liability company

ARTICLE I
NAME: APPLICABLE LAW

The name of the limited liability company formed pursuant to the filing of these Articles of Organization (the "**Articles**") is "**VINE STREET PLAZA INVESTORS, LLC**" (the "**Company**"). The Company is created pursuant to and in accordance with the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (as amended from time to time, the "**LLC Act**").

ARTICLE II
MAILING AND STREET ADDRESS

The mailing and street address of the initial principal office of the Company is as follows:

2221 Lee Road, Suite 11
Winter Park, FL 32789

ARTICLE III
REGISTERED AGENT

The name and address of the initial registered agent of the Company are as follows:

Andrew E. Forness
2221 Lee Road, Suite 11
Winter Park, Florida 32789

ARTICLE IV
MANAGEMENT

The Company shall be a manager-managed limited liability company within the meaning of the LLC Act and shall be governed by a written operating agreement entered into between and among its member or members (as amended from time to time, the "**Operating Agreement**"). The Operating Agreement may not be amended except as expressly provided in the Operating Agreement. The number of managers ("**Managers**") shall be determined as provided in the Operating Agreement and the Managers shall have the powers, duties and authority set forth in the LLC Act, subject to any express limitations contained in the Operating Agreement. The Managers shall be elected, removed and replaced from time to time in accordance with the Operating Agreement. The names and addresses of the sole initial Managers of the Company are as follows:

Armando Carmo Couri Filho
1110 Brickell Avenue, Suite 310
Miami, Florida 33131

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Luiz Alexandre Monteiro Pires
1110 Brickell Avenue, Suite 310
Miami, Florida 33131

Leandro Paiva
3245 NE 184th St. #13103
Aventura, Florida 33160

Rory Williams
820 S. Lake Sybelia Drive
Maitland, Florida 32751

Andrew E. Forness
2221 Lee Road, Suite 11
Winter Park, Florida 32789

ARTICLE V
EFFECTIVE DATE

The effective date of these Articles shall be the date on which they are accepted for filing by the Florida Department of State.

ARTICLE VI
RESTRICTIONS ON TRANSFER;
ADMISSION OF ADDITIONAL OR SUBSTITUTE MEMBERS

Among other things, the Operating Agreement restricts the sale, transfer, pledge, hypothecation, exchange, assignment or other disposition by any means, including but not limited to those which are voluntary, involuntary, by operation of law, by the laws of descent and distribution, or otherwise (each, a "*Transfer*"), of the limited liability company membership interests in the Company. Any such Transfer shall be void *ab initio* unless made in strict compliance with the terms and conditions of the Operating Agreement. In addition, no person or entity shall be admitted as a member of the Company, whether in substitution for another member or as an additional member, except in accordance with the Operating Agreement.

ARTICLE VII
AMENDMENTS

These Articles may not be amended except as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned Authorized Representative has submitted these Articles for the purpose of forming the Company as a Florida limited liability company and hereby affirms that the Company has or will have at least one member as of the time these Articles become effective under the LLC Act.



Paul D. Johnson, Jr., Esq.
Authorized Representative

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**ACCEPTANCE OF DESIGNATION
OF
REGISTERED AGENT**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned submits the following statement of acceptance of designation as registered agent for the Company:

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in these Articles of Organization, 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 of the Florida Statutes.



Andrew E. Forness

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