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Division of Corporations

Berkstesser, Maurice

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Attn: Lee Yarbrough (2nd attempt - faxed 1/4/2017)

Florida Department of State

Division of Corporations

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Email Address: JAMES.WOODLEY@IPX1031.COM

FLORIDA LIMITED LIABILITY CO.

Keller Sands Point, LLC

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ARTICLES OF ORGANIZATION
OF
KELLER SANDS POINT, LLC

ARTICLE I

Name and Duration

The name of this limited liability company is KELLER SANDS POINT, LLC (hereinafter referred to as the ("Company"). The duration of the Company shall commence upon the filing of these Articles of Organization and shall be perpetual.

ARTICLE II

Principal Office

The mailing address and street address of the principal office of the Company is 60 E. Rio Salado Parkway, Suite 1103, City of Tempe, State of Arizona, 85281, or such other place as the member of the Company may determine from time to time.

ARTICLE III

Registered Office and Agent

The address of the registered office of the Company in the State of Florida is c/o Investment Property Exchange Services, Inc, 3505 US 1 South, Suite 2, in the City of St. Augustine, County of St. Johns, State of Florida 32086. The name of the registered agent at such address is Claudia M. Kiernan.

ARTICLE IV

Management

The Company shall be member managed for the purposes of Section 605.0407 and other relevant provisions of the Florida Revised Limited Liability Company Act. The name and address of the initial member of the Company is:

National Safe Harbor Exchanges
10 South LaSalle Street, 31st Floor
Chicago, Illinois 60603

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, does make, file and record these Articles of Organization, and does certify that the facts herein stated are true and I have accordingly hereunto set my hand and seal.

DATED as of the 4th day of January, 2017.


James Woodley, authorized representative

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Florida Statute Section 605.0113, ~~KELLER SANDS POINT, LLC~~ submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the limited liability company is KELLER SANDS POINT, LLC.
2. The name and address of the registered agent and office is: Claudia M. Kiernan, c/o Investment Property Exchange Services, Inc, 3505 US 1 South, Suite 2, St. Johns County, St. Augustine, Florida 32086.

Having been named as registered agent and to accept service of process for the above-named limited liability company 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 her duties, and is familiar with and accepts the obligations of the position as registered agent.

Dated: January 4, 2017.



Claudia M. Kiernan