

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L210000
FILED 8:
February
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Article I

The name of the Limited Liability Company is:

WATKINS 3465, L.L.C.

Article II

The street address of the principal office of the Limited Liability Company is:

15801 BISCAYNE BLVD
203
NORTH MIAMI BEACH, FL. UN 33160

The mailing address of the Limited Liability Company is:

15801 BISCAYNE BLVD
203
NORTH MIAMI BEACH, FL. UN 33160

Article III

The name and Florida street address of the registered agent is:

PIEDRA REGISTERED AGENT LLC
9100 SOUTH DADELAND BLVD
912
MIAMI, FL. 33156

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this 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 registered agent.

Registered Agent Signature: AURELIO PIEDRA

Article IV

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The name and address of person(s) authorized to manage LLC:

Title: MGR
ORLANDUS A BRANCH III III
15801 BISCAYNE BLVD SUITE 203
NORTH MIAMI BEACH, FL. 33160

Title: MGR
PAULETTE A BATTLE
15801 BISCAYNE BLVD SUITE 203
NORTH MIAMI BEACH, FL. 33160

Signature of member or an authorized representative

Electronic Signature: ORLANDUS A BRANCH III

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.