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FROM AKERMAN SENTERFITT

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Florida Department of State
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Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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FLORIDA PROFIT/NON PROFIT CORPORATION
101 FLAGLER STREET, INC.

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**ARTICLES OF INCORPORATION
OF
101 FLAGLER STREET, INC.**

ARTICLE I

The name of the corporation is **101 FLAGLER STREET, INC.** (hereinafter the "Corporation").

ARTICLE II

The address of the principal office and mailing address of the Corporation is:

c/o Pedro A. Freyre, One S.E. Third Avenue, 25th Floor, Miami, FL 33131

ARTICLE III

The purpose for which the Corporation is organized is to transact any lawful business.

ARTICLE IV

This Corporation shall have the authority to issue One Thousand (1,000) shares of Common Stock having a par value of \$1.00 per share. Each issued and outstanding shares of common stock shall be entitled to one vote on each matter submitted to a vote at a meeting of the shareholders.

ARTICLE V

The street address of the Corporation's initial registered office is 515 East Park Avenue, Tallahassee, Florida 32301 and the name of its initial registered agent at such office is NRAI Services, Inc.

ARTICLE VI

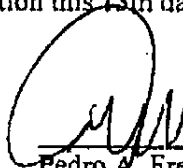
The name of the Incorporator is Pedro A. Freyre and the address of the Incorporator is One S.E. Third Avenue, 25th Floor, Miami, FL 33131.

ARTICLE VII

This Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.

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IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida, has signed these Articles of Incorporation this 13th day of November, 2012.



Pedro A. Freyre, Incorporator
One S.E. Third Avenue, 25th Floor
Miami, FL 33131

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CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

Pursuant to the provisions of Section 607.0501 of the Florida Business Corporation Act, the undersigned submits the following statement in accepting the designation as registered agent and registered office of 101 FLAGLER STREET, INC., a Florida corporation (the "Corporation"), in the Corporation's articles of incorporation:

Having been named as registered agent and to accept service of process for the Corporation at the registered office designated in the Corporation's articles of incorporation, the undersigned 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 its duties, and the undersigned is familiar with and accepts the obligations of its position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 13th day of November, 2012.

NRAI Services, Inc., Registered Agent

By:

Katie Wonsch

Name: Katie Wonsch

Title: Assistant Secretary

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