

**Electronic Articles of Incorporation
For**

P16000004470
FILED
January 12, 2016
Sec. Of State
tscott

BISCAYNE REALTY, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:
BISCAYNE REALTY, INC.

Article II

The principal place of business address:
4000 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL. 33146

The mailing address of the corporation is:
4000 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL. 33146

Article III

The purpose for which this corporation is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:
1000

Article V

The name and Florida street address of the registered agent is:
JEFFREY L BAXTER
ONE DATRAN CENTER, 9100 S. DADELAND BLVD.
SUITE 700
MIAMI, FL. 33156

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JEFFREY L. BAXTER

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Article VI

The name and address of the incorporator is:

JEFFREY L. BAXTER, ESQ.
ONE DATRAN CENTER, 9100 S. DADELAND BLVD.
SUITE 700
MIAMI, FLORIDA 33156

Electronic Signature of Incorporator: J.L. BAXTER

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.