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FLORIDA LIMITED LIABILITY CO. 3310 Virginia Street Investments LLC

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ARTICLES OF ORGANIZATION OF

3310 VIRGINIA STREET INVESTMENTS LLC

The undersigned, being authorized to execute and file these Articles of Organization, thereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: 3310 Virginia Street Investments LLC.

ARTICLE II - Address

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

2977 McFarlane Road, Suite 300 Coconut Grove, FL 33133

ARTICLE III - Registered Agent/Office

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

Registered Agents of Florida, LLC 100 S.E. Second Street, Suite 2900 Miami, Florida 33131

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, 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By:

Scott Levine, Vice President

The undersigned member has executed these Articles of Organization this 27th day of August, 2015.

Scott Levine, Authorized Representative of Member

(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penaltics of perjury that the facts stated herein are true.)