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FLORIDA LIMITED LIABILITY CO.  
240 CRANDON OFFICE LLC

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**ARTICLES OF ORGANIZATION  
OF  
240 CRANDON OFFICE LLC**

Pursuant to the provisions of Chapter 605 of the Florida Statutes (the "Florida Revised Limited Liability Company Act"), the undersigned representative of the members, for the purposes of forming a Florida limited liability company, hereby adopts the following Articles of Organization:

**ARTICLE 1  
NAME**

The name of the company is 240 CRANDON OFFICE LLC (the "Company").

**ARTICLE 2  
DURATION AND PLACE OF BUSINESS**

The period of duration of the Company is perpetual and its principal place of business is at 240 Crandon Boulevard, Suite 250, Key Biscayne, Florida 33149. The Company may also maintain an office or offices at such other place or places, either within or without the State of Florida as may be determined, from time to time, by the Company's manager.

**ARTICLE 3  
MAILING ADDRESS**

The Company's mailing address will be at 407 Lincoln Road, Penthouse NE, Miami Beach, Florida 33139.

**ARTICLE 4  
PURPOSE**

The purposes for which the Company is organized are to engage in any lawful act or activity for which companies may be organized under the Florida Revised Limited Liability Company Act.

**ARTICLE 5  
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Company shall be located at 407 Lincoln Road, Penthouse NE, Miami Beach, Florida 33139, or at such location as may be determined by the Company's managers; and the Company's registered agent shall be Barbosa Legal.

**ARTICLE 6  
MANAGEMENT**

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Subject to the provisions of the Florida Revised Limited Liability Company Act, the following provisions are adopted for the management of the business and for the conduct of the affairs of the Company:

6.1. The management of the Company is vested in the Managers, as defined in the Company's Operating Agreement.

6.2. Initial Managers. The name of the Company's initial Managers are:

Oscar Segall, an individual, whose mailing address is  
407 Lincoln Road, Penthouse NE  
Miami Beach, Florida 33139

Carlos Eduardo Malagoni, an individual, whose mailing address is  
407 Lincoln Road, Penthouse NE  
Miami Beach, Florida 33139

Eric Soulavy, an individual, whose mailing address is  
240 Crandon Blvd., Suite 250  
Key Biscayne, Florida 33149

Ryan Homan, an individual, whose mailing address is  
240 Crandon Blvd., Suite 250  
Key Biscayne, Florida 33149

### ARTICLE 7

#### LIMITATION OF LIABILITY OF MANAGERS AND MANAGING MEMBERS

The liability of the managers and managing members of the Company for monetary damages shall be eliminated to the fullest extent permissible under Section 605.04093 of the Florida Revised Limited Liability Company Act.

### ARTICLE 8

#### INDEMNIFICATION OF COMPANY'S AGENTS.

Subject to the applicable limits set forth in Section 605.04093(2) of the Florida Revised Limited Liability Company Act, the Company is authorized to provide indemnification of its members, managers, managing members, officers, employees, and agents through operating agreement provisions.

**IN WITNESS WHEREOF**, the undersigned have hereunto executed these Articles of Organization on this 12<sup>th</sup> day of August 2015.

/s/ Bruna Barbosa

Bruna J. Barbosa, Esq.

as Authorized Representative of the Members

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**240 CRANDON OFFICE LLC  
ACCEPTANCE OF THE REGISTERED AGENT**

I hereby am familiar with and accept the duties and responsibilities as registered agent for  
**240 Crandon Office LLC.**

/s/ Bruna Barbosa  
Bruna Barbosa, Esq.

Date: August 12, 2015

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