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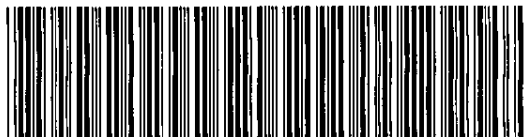
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1. BP 948, LLC

(CORPORATE NAME AND DOCUMENT #)

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

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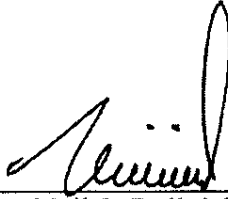
SPECIAL INSTRUCTIONS:

**ARTICLES OF ORGANIZATION
OF BP 948, LLC**

THE UNDERSIGNED hereby makes, subscribes, swears, acknowledges and files these Articles of Organization of **BP 948, LLC, a Florida limited liability company**, formed under Chapter 605 of the laws of the State of Florida.

1. Name. The name of the limited liability company shall be "BP 948, LLC" (hereinafter the "Company").
2. Street Address of Principal Office. The street address of the principal office of the Company shall be 942 Lenox Avenue, Unit 1, Miami Beach, FL 33139.
3. Mailing Address. The mailing address of the Company shall be 942 Lenox Avenue, Unit 1, Miami Beach, FL 33139.
4. Registered Agent. The name and address of the Registered Agent for the Company is: Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, FL 33134, Attn: Neil S. Rollnick, Esq.

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 as provided for in Chapter 605, F.S.



[Signature of Registered Agent]

Neil S. Rollnick, Esq.


This instrument prepared by:
Neil Steven Rollnick, Esquire
Hinshaw & Culbertson LLP
2525 Ponce de Leon Blvd., 4th Fl.
Coral Gables, Florida 33134
Telephone (305) 358-7747

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5. Management. The Company shall be member managed and the Initial Authorized Member (and the Member's Manager) of the Company are:

Boardwalk Properties FL, LLC
942 Lenox Avenue
Unit 1
Miami Beach, FL 33139
Adam Walker, Manager

IN WITNESS THEREOF, the undersigned, has made and subscribed these Articles of Organization at Miami, Miami-Dade County, Florida for uses and purposes aforesaid this 7th day of January, 2016.

By: 
Neil S. Rollnick, Authorized Representative

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

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