

Division of Corporations

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**FLORIDA LIMITED LIABILITY CO.
DK DELRAY DOWNTOWN UPSTREAM BORROWER LLC**

Certificate of Status	1
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Estimated Charge	\$130.00

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**ARTICLES OF ORGANIZATION
OF
DK DELRAY DOWNTOWN UPSTREAM BORROWER LLC**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE I
Name**

The name of the limited liability company is DK DELRAY DOWNTOWN UPSTREAM BORROWER LLC (the "Company").

**ARTICLE II
Address**

The street address and the mailing address of the principal office of the Company is 01 South Olive Avenue, Suite 104, West Palm Beach, Florida 33401.

**ARTICLE III
Registered Agent, Registered Office, & Registered Agent's Signature**

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

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, Corporation Service Company hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporation Service Company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and Corporation Service Company is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S

CORPORATION SERVICE COMPANY

/s/ Emily Croft

By: _____
Emily Croft, Asst. Vice President

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ARTICLE IV
Management

The company shall be manager-managed in accordance with the operating agreement of the Company. The name and address of the initial manager of the Company is as follows:

<u>Title</u>	<u>Name and Address</u>
Manager	The Kolter Group LLC 701 South Olive Avenue, Suite 104 West Palm Beach, Florida 33401

DATED: February 20, 2017

/s/ William Johnson

William Johnson, Authorized Person

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)