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**FLORIDA LIMITED LIABILITY CO.**

**Biscayne Beach Lighthouse LLC**

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Biscayne Beach Lighthouse LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Biscayne Beach Lighthouse LLC  
c/o MBAF  
1450 Brickell Avenue, 18th Floor  
Miami FL 33131

The mailing address of the Company's initial principal office is:  
Biscayne Beach Lighthouse LLC  
c/o MBAF  
1450 Brickell Avenue, 18th Floor  
Miami FL 33131

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Kaplan Young & Moll Parron PLLC  
600 Brickell Avenue, Suite 1715  
Miami FL 33131

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Kaplan Young & Moll Parron PLLC  
600 Brickell Avenue, Suite 1715  
Miami FL 33131

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

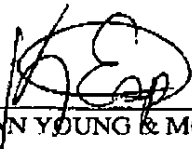
This will be a manager-managed company. The name and address of each manager is:

Luigi Gatti Bonati  
1450 Brickell Avenue, 18th Floor  
Miami FL 33131

Article VII. Company Existence

The Company's existence shall begin effective as of June 19, 2017.

The undersigned authorized representative of a member executed these Articles of Organization on 6/19/2017.

  
\_\_\_\_\_  
KAPLAN YOUNG & MOLL PARRON PLLC

by Kristen Espinales as Attorney-in-Fact

Kaplan Young & Moll Parron PLLC  
600 Brickell Avenue, Suite 1715  
Miami FL 33131

## STATEMENT OF REGISTERED AGENT


### LIMITED LIABILITY COMPANY:

Biscayne Beach Lighthouse LLC

### REGISTERED AGENT/OFFICE:

Kaplan Young & Moll Parron PLLC  
600 Brickell Avenue, Suite 1715  
Miami FL 33131

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

  
\_\_\_\_\_  
KAPLAN YOUNG & MOLL PARRON PLLC  
by Kristen Espinales as Attorney-in-Fact

Date: June 19, 2017.

Kaplan Young & Moll Parron PLLC  
600 Brickell Avenue, Suite 1715  
Miami FL 33131