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Email Address: Gberkowitz@dbinvestments.com

**FLORIDA LIMITED LIABILITY CO.  
TEAGUE DESIGN CC HOTEL, LLC**

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JAN 26 2018

**ARTICLES OF ORGANIZATION OF  
TEAGUE DESIGN CC HOTEL, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company is Teague Design CC Hotel, LLC (the "Company").

**ARTICLE II - ADDRESS**

The mailing address of the Company is P.O. Box 029006, Fort Lauderdale, Florida 33302, and the principal office address of the Company is 1500 Cordova Road, Suite 302, Ft. Lauderdale, Florida 33316.

**ARTICLE III - DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS**

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

**Name**

William J. Gross

**Address**

Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 West Flagler Street, Suite 2200  
Miami, Florida 33130

**ARTICLE V - MANAGEMENT**

The Company shall be manager managed. The name and address of the manager is:

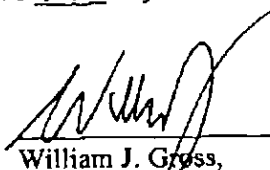
Teague Egan  
1500 Cordova Road, Suite 302  
Ft. Lauderdale, Florida 33316

ARTICLE VI - OFFICERS

The following individuals shall serve as the initial officers of the Company:

Teague Egan - President & Secretary  
Gerri Berkowitz - Treasurer

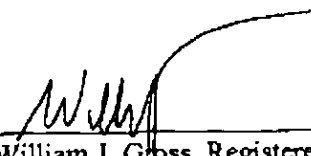
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 25<sup>th</sup> day of January 2018.

  
\_\_\_\_\_  
William J. Gross,  
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Teague Design CC Hotel, LLC 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 his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: January 25, 2018

By:   
\_\_\_\_\_  
William J. Gross, Registered Agent