

Division of Corporations

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Florida Department of State
Division of Corporations
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**FLORIDA LIMITED LIABILITY CO.
KEY BISCAYNE TOWERS F1102 LLC**

Certificate of Status	0
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STATE OF FLORIDA
DIVISION OF CORPORATIONS

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**ARTICLES OF ORGANIZATION
OF
KEY BISCAVNE TOWERS F1102 LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is KEY BISCAVNE TOWERS F1102 LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address office of the Company is:

1316 34th Street NW
Washington, DC 20007

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 11380 Prosperity Farms Road, #221E, Palm Beach Gardens, FL 33410 as the street address of the initial registered office of the Company and names Corporate Creations Network Inc. as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The name and address of the initial person authorized to manage and control the Company are:

Title:
Manager

Name and Address:
Maria Elisa Arango
1316 34th Street NW
Washington, DC 20007

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ARTICLE VI. PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

ARTICLE VII. ADDITIONAL MEMBERS

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

ARTICLE VIII. OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company, if any.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 23rd of February, 2018.

/s/ William B. Sherman

William B. Sherman,
Duly Authorized Representative of the
Member(s).

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for KEY BISCAYNE TOWERS F1102 LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 22nd day of February, 2018.

Corporate Creations Network Inc.

By:  **Kristian Espinosa, Special Secretary**

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