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FLORIDA LIMITED LIABILITY CO.
GRAPETREE COCONUT GROVE, LLC

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**ARTICLES OF ORGANIZATION
OF
GRAPETREE COCONUT GROVE, LLC**

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

ARTICLE I. NAME

The name of the limited liability company is Grapetree Coconut Grove, LLC (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

The mailing address and street address of the principal office of the Company shall be 5082 Coconut Creek Parkway, Margate, Florida 33063.

ARTICLE III. REGISTERED AGENT AND OFFICE

The name of the initial registered agent and the street address of the registered office of the Company in the State of Florida is Maria Henderson, 5082 Coconut Creek Parkway, Margate, Florida 33063.

ARTICLE IV. DURATION

The Company shall commence its existence on the date that the Articles are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in the Operating Agreement.

ARTICLE V. MANAGEMENT

The Company shall be a manager-managed limited liability company and shall be managed in accordance with the Operating Agreement, if any, adopted by the members for the management of the business and affairs of the Company. The initial Managers of the Company shall be:

Peter C. Gardner	-	3444 Main Highway 2 nd Floor Miami, Florida 33133
Marcelo Fernandes	-	Grove Properties 3936 Main Highway Coconut Grove, Florida 33133

ARTICLE VI. AUTHORIZED REPRESENTATIVE

The name and address of the authorized representative of the organizing members of the Company executing these articles of organization is Brian A. Hart, 100 SE Second Street, Suite 4200, Miami, Florida 33131.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these Articles of Organization on this 6th day of March, 2018.



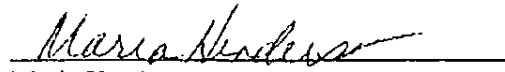
Brian A. Hart, Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Company, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in that capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated this 6th day of March, 2018.

Registered Agent:


Maria Henderson