

Division of Corporations

Page 1 of 1

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To:  
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FLORIDA LIMITED LIABILITY CO.  
CONGRESS CORPORATE PLAZA II LLC

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H18000338903 3

ARTICLES OF ORGANIZATION  
OF  
CONGRESS CORPORATE PLAZA II LLC

ARTICLE I - Name

The name of the limited liability company is CONGRESS CORPORATE PLAZA II LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is c/o Paul Berkowitz, Esq., 333 S.E. 2<sup>nd</sup> Avenue, Suite 4400, Miami, FL 33131.

ARTICLE III- Management

The Company shall be managed by its member, as set forth in the Company's Operating Agreement and is therefore a member-managed Company.

The Company's initial officers shall be:

<u>Name</u>	<u>Title</u>
Sergio R. Fernandez	President
Paul Berkowitz	Vice President, Secretary and Treasurer

ARTICLE IV - Registered Agent and Office

The street address of the Company's initial registered agent and office is 1201 Hays Street, Tallahassee, FL 32301, and the name of its initial registered agent at such office is Corporation Service Company.

In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Dated this 28th day of November, 2018.

/s/ Paul Berkowitz  
Paul Berkowitz, Esq.  
Authorized Representative of the Member

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**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

The undersigned, having been named as Registered Agent and to accept service of process for CONGRESS CORPORATE PLAZA II LLC, at the place designated in these Articles of Organization, hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Florida Statutes Chapter 605.

Dated this 28th day of November, 2018.

**CORPORATION SERVICE COMPANY**

By: /s/ Danielle Ellenberger

Danielle Ellenberger  
Assistant Secretary