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FLORIDA LIMITED LIABILITY CO.  
MIRAMAR 2300 INVESTORS, LLC

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**ARTICLES OF ORGANIZATION OF  
MIRAMAR 2300 INVESTORS, 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 Miramar 2300 Investors, LLC (the "Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is 1836 West 23 Street, Miami Beach, Florida 33140.

**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:

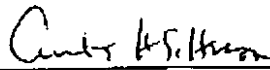
<u>Name</u>	<u>Address</u>
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	c/o Curtis H. Sitterson 150 West Flagler St. Suite 2200 Miami, Florida 33130

**ARTICLE V - MANAGEMENT**

The Company shall be manager managed. The name and address of the initial manager of the Company is: David Berger, 1836 West 23 Street, Miami Beach, Florida 33140.

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 30<sup>th</sup> day of November 2018.

  
Curtis H. Sitterson, Esq.,  
Authorized Representative

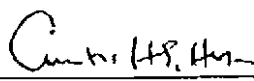
#### REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Miramar 2300 Investors, 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

#### REGISTERED AGENT:

Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.

Dated: November 30, 2018

By:   
Curtis H. Sitterson, Esq.,  
Authorized Person

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