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**FLORIDA LIMITED LIABILITY CO.
APC QUAIL ROOST III DEVELOPMENT, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF
APC QUAIL ROOST III DEVELOPMENT, 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 APC Quail Roost III Development, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 161 NW 6th Street, Suite 1020, Miami, FL 33136.

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

Address

Brian J. McDonough

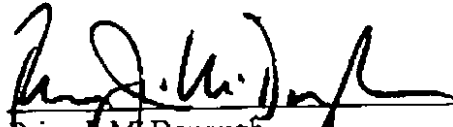
150 West Flagler St.
Museum Tower, Suite 2200
Miami, Florida 33130

ARTICLE V - MANAGEMENT

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

Howard D. Cohen
1025 Kane Concourse, Suite 215
Bay Harbor Islands, FL 33154

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of
Organization on the 31 day of December 2018.

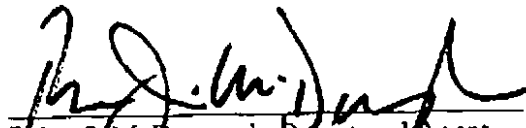


Brian J. McDonough,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for APC Quail Roost III Development, 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: December 31, 2018



Brian J. McDonough, Registered Agent