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Florida Department of State

Division of Corporations

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**FLORIDA LIMITED LIABILITY CO.
251 WASHINGTON, LLC**

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**ARTICLES OF ORGANIZATION
OF
251 WASHINGTON, LLC**

The undersigned, acting as the authorized representative of the organizing member of a limited liability company under the Florida Limited Liability Company Act, adopts the following Articles of Organization for such limited liability company (the "Company"):

ARTICLE I
Name

The name of the limited liability company is 251 Washington, LLC.

ARTICLE II
Principal Office and Mailing Address

The street address of the principal office address of the Company is 120 Ocean Drive, #1000, Miami Beach, Florida 33139.

The mailing address of the Company is Post Office Box 190778, Miami Beach, Florida 33119.

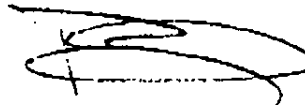
ARTICLE III
Initial Registered Agent and Office

The street address of the initial registered office of the Company is 1200 South Pine Island Road, Plantation, Florida 33324, and the name of its initial registered agent at that address is C T Corporation System.

ARTICLE IV
Management

The Company shall be manager-managed. The initial Manager shall be John D. Marshall, whose mailing address is Post Office Box 190778, Miami Beach, Florida 33119.

Dated this 2nd day of May 2019.



By: _____
Name: Rose Wilson
Title: Authorized Representative

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for 251 Washington, LLC, at the place designated as the registered office, 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 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 2nd day of May, 2019.

REGISTERED AGENT:

C T CORPORATION SYSTEM

By: Ann J. Williams

Name:

Title:

ANN J. WILLIAMS
Special Assistant Secretary

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