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FLORIDA LIMITED LIABILITY CO.
APC CULMER DEVELOPMENT II, LLC

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**ARTICLES OF ORGANIZATION
OF
APC CULMER DEVELOPMENT II, 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 Culmer Development II, 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, Florida 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:

<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler St. Museum Tower, Suite 2200 Miami, Florida 33130

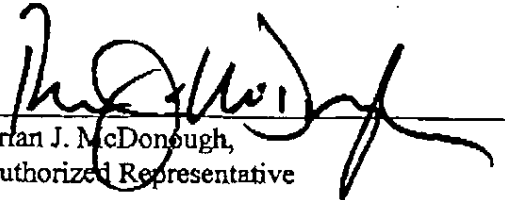
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ARTICLE V – MANAGEMENT

The Company shall be 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

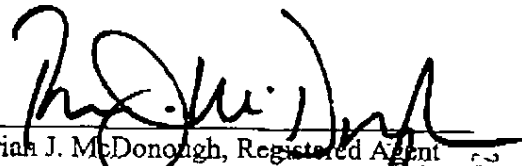
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization on the 16th day of September 2019.


Brian J. McDonough,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for APC Culmer Development II, 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: September 16, 2019


Brian J. McDonough, Registered Agent

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TALLAHASSEE, FL 32310