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FLORIDA LIMITED LIABILITY CO.
SEVENTH AVENUE III DEVELOPMENT, LLC

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**ARTICLES OF ORGANIZATION OF
SEVENTH AVENUE 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 Seventh Avenue III Development, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 161 N.W. 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:

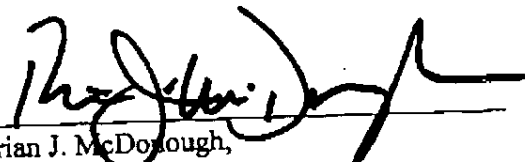
<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler St. Museum Tower, Suite 2200 Miami, Florida 33130

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.

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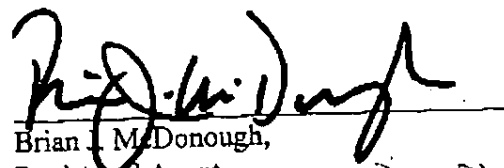
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of
Organization on the 5th day of November 2019.


Brian J. McDonough,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Seventh Avenue
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: November 5th, 2019


Brian J. McDonough,
Registered Agent

OFFICE OF THE
CLERK OF THE
COURT
JUDICIAL CIRCUIT IN AND FOR
THE COUNTY OF DADE, FLORIDA

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