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**FLORIDA LIMITED LIABILITY CO.
PH QUAIL ROOST III, LLC**

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**ARTICLES OF ORGANIZATION OF
PH QUAIL ROOST III, LLC**

SECTION 1
STATE
FL

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 PH Quail Roost III, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 4952 N.W. 7th Avenue, Miami, Florida 33127.

ARTICLE III - DURATION

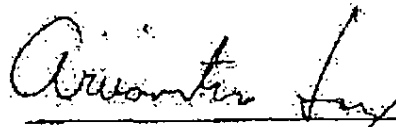
The period of duration for the Company shall be perpetual.

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>
Roland Sanchez-Medina, Jr.	201 Alhambra Circle, Suite 1205 Coral Gables, FL 33134


IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization on the 31st day of October 2019.


Ariovistus Lundy,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for PH Quail Roost III, 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: October 31st, 2019


Roland Sanchez-Medina, Jr.,
Registered Agent

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DATE
SECRETARY OF FLA.