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FLORIDA LIMITED LIABILITY CO.
Bayflower Properties LLC

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FALLS CHURCH, VA 22046

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2/15/2020

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**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I – NAME

The name of the Limited Liability Company is:

BAYFLOWER PROPERTIES, LLC

ARTICLE II – ADDRESS

The mailing address and the street address of the principal office of the Limited Liability Company are:

200 South Biscayne Boulevard
Suite 4100 (PAL)

Miami, Florida 33131
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ARTICLE III- REGISTERED AGENT AND OFFICE

The name and Florida street address of the initial registered agent of the Limited Liability Company are:

CORPORATION COMPANY OF MIAMI
200 South Biscayne Blvd
Suite 4100 (PAL)
Miami, Florida 33131

ARTICLE IV – MANAGEMENT

The Limited Liability Company shall be managed by one or more managers (who shall be designated "Manager(s)") and is, therefore, a manager-managed company within the meaning of Section 605.0407, Florida Statutes. The rights, duties and obligations of the Manager(s) and the member(s) of the Limited Liability Company shall be as set forth in writing in the agreement(s) of the member(s). The following individual is hereby appointed as the initial manager to hold such position until his successor(s) is appointed by the Member and has qualified, or until his resignation, removal or death:

FEDERICO MONCALEANO
c/o 200 South Biscayne Blvd
Suite 4100 (PAL)
Miami, Florida 33131


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ARTICLE V - EFFECTIVE DATE AND TIME

The Effective Date and Time of these Articles of Organization shall be the date and time of filing of these Articles of Organization.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this 14th day of April, 2020.

By: 
Peter Lagonowicz, Authorized Representative

(In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that false information submitted in a document to the Florida Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.)

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REGISTERED AGENT ACCEPTANCE

Having been named as registered agent and to accept service of process for BAYFLOWER PROPERTIES, LLC, at the address designated in these Articles of Organization pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

Date: April 14, 2020.

CORPORATION COMPANY OF MIAMI,
a Florida corporation



By: _____
Name: Gary J. Cohen
Title: Vice President

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TALLAHASSEE, FLORIDA**