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Email Address: Claugas@invictusdev.com

**FLORIDA LIMITED LIABILITY CO.
IVD EDISON LANDINGS, LLC**

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ARTICLES OF ORGANIZATION
OF
IVD EDISON LANDINGS, LLC

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

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 IVD Edison Landings, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is c/o InVictus Development, LLC, 1910 West Cass Street, Tampa, Florida 33606.

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:

Name

Address

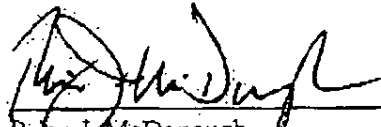
Brian J. McDonough

150 West Flagler Street, Suite 2200
Miami, Florida 33130

ARTICLE V - MANAGEMENT

The Company shall be manager managed. The name and address of the initial manager is: InVictus Development, LLC, 1910 West Cass Street, Tampa, Florida 33606.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 27 day of October 2020.

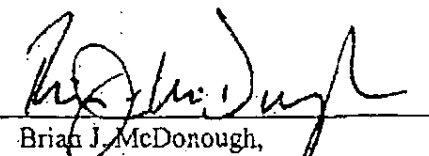


Brian J. McDonough,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for IVD Edison Landings, 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 27, 2020

By: 

Brian J. McDonough,
Registered Agent