

Florida Department of State  
Division of Corporations  
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**FLORIDA LIMITED LIABILITY CO.**  
**KT ST PETE BAYFRONT UPSTREAM BORROWER LLC**

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**ARTICLES OF ORGANIZATION  
OF  
KT ST PETE BAYFRONT UPSTREAM BORROWER LLC**

*The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:*

**ARTICLE I - Name:**

The name of the Limited Liability Company is: KT ST PETE BAYFRONT UPSTREAM BORROWER LLC (the "Company").

**ARTICLE II – Address:**

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

105 NE 1st Street  
Delray Beach, Florida 33444

**ARTICLE III – Registered Agent, Registered Office, & Registered Agent's Signature:**

The name and the Florida street address of the registered agent are:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

*Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, Corporation Service Company hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporation Service Company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and Corporation Service Company is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S*

CORPORATION SERVICE COMPANY

/s/ Charlene Sati

BY: \_\_\_\_\_  
Charlene Sati, Asst. Secretary

**ARTICLE IV – Management:**

The Company shall be manager-managed in accordance with its operating agreement. The name and address of the initial manager is as follows:

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THE KOLTER GROUP LLC  
105 NE 1st Street  
Delray Beach, Florida 33444

**DATED:** January 12, 2021

/s/ William Johnson

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William Johnson, Authorized Person

*(In accordance with Section 605.0205(3), Florida Statutes, the execution  
of this document constitutes an affirmation under the penalties of perjury  
that the facts stated herein are true.)*

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