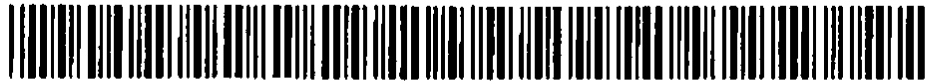


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FLORIDA LIMITED LIABILITY CO. CPPM BISCAYNE LLC

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**ARTICLES OF ORGANIZATION
OF
CPPM BISCAYNE 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 (the "Act"), hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is **CPPM BISCAYNE LLC** (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is **5355 Town Center Road, Suite 350, Boca Raton, FL 33486**.

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 and the registered office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
CT CORPORATION SYSTEM	1200 South Pine Island Road Plantation, FL 33324

ARTICLE V - MANAGEMENT

The name and address of each person authorized to manage and control the limited liability company:

Title	Name and Address
Authorized Member/Sole Member	CROCKER PARTNERS PROPERTY MANAGEMENT LLC 5355 TOWN CENTER ROAD SUITE 350 BOCA RATON, FL 33486

[Signature page follows]

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The undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 1st day of April, 2021.

CPPM BISCAYNE LLC, a Florida limited liability company

By: Crocker Partners Property Management LLC, a Florida limited liability company, its Sole Member


Name: Jeremy Beer
Title: Vice President

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for CPPM BISCAYNE LLC, a Florida limited liability company, 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.



Dated: April 2, 2021

By: _____
Name: Rose Song, Assistant Secretary

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