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FLORIDA LIMITED LIABILITY CO.  
719 BILTMORE OWNER, LLC

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**ARTICLES OF ORGANIZATION  
OF  
719 BILTMORE OWNER, LLC**

The undersigned, being a duly authorized representative of the Member, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

**ARTICLE I. NAME**

The name of the limited liability company is 719 Biltmore Owner, LLC (the "Company").

**ARTICLE II. ADDRESS**

The principal and mailing address office of the Company is 121 Alhambra Plaza, Suite 110, Coral Gables, FL 33134.

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The Company designates 115 N. Calhoun Street, Suite 4, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Cogency Global Inc. as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV. DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

**ARTICLE V. MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company.

**ARTICLE VI. PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

**IN WITNESS WHEREOF**, the undersigned has hereunto set her hand and seal this 12th of May, 2021.

/s/ Danielle Moore

\_\_\_\_\_  
Danielle Moore,  
Duly Authorized Representative of the  
Member

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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for 719 Biltmore Owner, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 12th day of May, 2021.

Cogency Global Inc.

/s/ Eric Hood

By: \_\_\_\_\_  
Name: Eric Hood  
Title: Authorized Person

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