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**FLORIDA LIMITED LIABILITY CO.
2600 Biscayne GP 2 LLC**

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
2600 BISCAYNE GP 2 LLC

(a Florida limited liability company)

These Articles of Organization of **2600 Biscayne GP 2 LLC**, a Florida limited liability company (the "Company"), dated as of December 7, 2021, are being duly executed and filed by David Weitz, who is authorized to form a limited liability company under the Florida Revised Limited Liability Company Act (Chapter 605 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:

2600 Biscayne GP 2 LLC

ARTICLE II - Address: The principal address and mailing address of the Company is:

700 Broadway, 8th Floor
New York, NY 10003

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:

The Registered Agent and Registered Office for service of process is as follows:

Name: David Weitz

Address: 240 N.W. 25th St., Apartment 713,
Miami, Florida 33127

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.

/s/ David Weitz

David Weitz, Registered Agent

ARTICLE IV – The name and address of each person authorized to manage and control the Limited Liability Company:

MGR Carpe Real Estate Partners, LLC
240 N.W. 25th St., Apartment 713,
Miami, Florida 33127

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization
as of the date first above written.

/s/ David Weitz

David Weitz, Authorized Representative

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