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FLORIDA LIMITED LIABILITY CO.
KEY BISCAVNE PROMOTE POOL LLC

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**ARTICLES OF ORGANIZATION
OF
KEY BISCAYNE PROMOTE POOL 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, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is Key Biscayne Promote Pool LLC (the "Company").

ARTICLE II - ADDRESS

The Company's mailing address and the street address of the principal office is 2700 Tigertail Avenue, Coconut Grove, Florida 33133.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

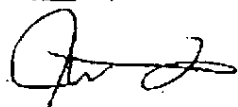
ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

Name
Corporation Service Company

Address
1201 Hays Street
Tallahassee, FL 32301

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 17 day of February 2022.



Julie Levitt,
Authorized Representative

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REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Key Biscayne Promote Pool 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

REGISTERED AGENT:

CORPORATION SERVICE COMPANY

Dated: 2/17, 2022

By: *Hamp B. Quinn*

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