

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L22000382460
FILED 8:00 AM
August 31, 2022
Sec. Of State
bcoates**

Article I

The name of the Limited Liability Company is:

BW PROPERTIES AV 2 LLC

Article II

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

1800 E LAS OLAS BLVD
FL 2
FORT LAUDERDALE, FL. US 33301

The mailing address of the Limited Liability Company is:

1800 E LAS OLAS BLVD
FL 2
FORT LAUDERDALE, FL. US 33301

Article III

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

CANELA SERVICES LLC
1800 E LAS OLAS BLVD
FL 2
FORT LAUDERDALE, FL. 33301

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, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MILENA SUAREZ

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
BW DEVELOPMENT LLC
1735 HOLLY STREET NW
WASHINGTON, DC. 20012 US

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Article V

The effective date for this Limited Liability Company shall be:

08/30/2022

Signature of member or an authorized representative

Electronic Signature: JEFFREY WHITNEY

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.