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**FLORIDA LIMITED LIABILITY CO.
BTI Governors Developer, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
BTI GOVERNORS DEVELOPER, 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 BTI Governors Developer, LLC

ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is 401 E. Las Olas Blvd., Suite 1870, Fort Lauderdale, FL 33301.

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE IV — Registered Agent:

The name and street address of the initial registered agent for this Limited Liability Company is Greenspoon Marder LLP, 200 East Broward Blvd, Suite 1800, Fort Lauderdale, Florida 33301.

ARTICLE V — Management:

The Limited Liability Company is to be managed by managers and the names and addresses of the initial managers who are to serve as managers are:

Noah Breakstone
401 E. Las Olas Blvd., Suite 1870
Fort Lauderdale, FL 33301

Joshua Breakstone
401 E. Las Olas Blvd., Suite 1870
Fort Lauderdale, FL 33301

The managers of this Limited Liability Company: (i) may be replaced by the members and (ii) shall be elected by the members.

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Whereof, the undersigned has executed these Articles this 12th day of April, 2023.

/s/Kate Saft
Kate Saft, Esq.
Authorized Representative of Member

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: BTI Governors Developer, LLC
2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")
200 E. Broward Blvd., Suite 1800
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, the Firm hereby accepts the appointment as registered agent and agree to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and the Firm is familiar with and accept the obligations of its position as registered agent.

/s/Kate Saft

Kate Saft, Esq., For the Firm

(Signature)

April 12, 2023

Date