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FLORIDA LIMITED LIABILITY CO. **OFFICE BAY 26 LLC**

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OFFICE BAY 26 LLC

ARTICLE 1 - Name

The name of the limited liability company is OFFICE BAY 26 LLC (the "Company").

ARTICLE II - Address

The mailing address of the principal office of the Company is c/o Ozzie A. Schindler, Greenberg Traurig, P.A. 333 S.E. 2nd Avenue, Miami, FL 33131. The street address of the principal office of the Company is c/o Shell Bay Club, 661 Diplomat Pkwy, Hallandale Beach, FL 33009.

ARTICLE III- Management

The Company shall be managed by its managers, as set forth in the Company's Operating Agreement, and is therefore a manager-managed company. The initial manager of the Company is Lindsay Levert.

ARTICLE IV - Registered Agent and Office

The street address of the Company's initial registered agent and office is 1200 South Pine Island Road, Plantation, Florida 33324, and the name of its initial registered agent at such office is CT Corporation System.

In accordance with Section 605.0203(1)(b) Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Dated this 2nd day of November, 2023.

/s/ Lourdes C. Cambo Lourdes C. Cambo Authorized Representative (((H230003820793)))

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for OFFICE BAY 26 LLC, at the place designated in these Articles of Organization, hereby accepts the appointment as registered agent and agrees to act in such 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 Florida Statutes Chapter 605.

Dated this 2nd of November, 2023.

CT Corporation System

By: /s/ Madonna Cuddihy

Name: Madonna Cuddihy

Title: Special Assistant Secretary

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