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FLORIDA LIMITED LIABILITY CO.

Portofino L-10, LLC

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**ARTICLES OF ORGANIZATION¹
FOR
PORTOFINO L-10, LLC**

ARTICLE I – NAME

The name of the limited liability company is PORTOFINO L-10, LLC.

ARTICLE II – ADDRESS

The mailing address of the company is 2080 Ringling Boulevard, Suite 301, Sarasota, Florida 34237, and street address of the principal office of the company is 2080 Ringling Boulevard, Suite 301, Sarasota, Florida 34237.

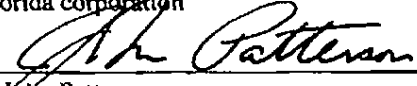
**ARTICLE III – REGISTERED AGENT, REGISTERED OFFICE
AND REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the initial registered agent are:

LPS CORPORATE SERVICES, INC.
1858 Ringling Boulevard, Suite 300
Sarasota, FL 34236

Having been named as registered agent and to accept service of process for the above stated limited liability company, 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 as provided for in Chapter 605, F.S.

LPS CORPORATE SERVICES, INC.
a Florida corporation

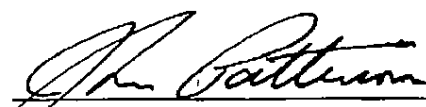
By: 
John Patterson
Its President

ARTICLE IV – MANAGEMENT

The limited liability company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the initial manager is:

Luxio Real Estate LLC
2080 Ringling Boulevard, Suite 301
Sarasota, Florida 34237

Dated: September 14, 2021


John Patterson
Authorized Representative of Member