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FLORIDA LIMITED LIABILITY CO.
Fifty Biscayne 704 LLC

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ARTICLES OF ORGANIZATION
OF
FIFTY BISCAYNE 704 LLC

ARTICLE I - Name

The name of the limited liability company is FIFTY BISCAYNE 704 LLC (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is 6800 SE 40th Street Ste 284, Miami, FL 33155.

ARTICLE III - Management

The Company shall be managed by its manager, as set forth in the Company's Operating Agreement, and is therefore a manager-managed company. The initial manager of the Company is Ancira Elizondo, 6800 SW 40th Street Ste. 284, Miami, FL 33155.

ARTICLE IV - Registered Agent and Office

The street address of the Company's initial registered agent and office is 1200 S. Pine Road, Plantation, FL 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 26th day of May 2022.

/s/ Steven M. Heckert

Steven M. Heckert
Authorized Representative

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for **FIFTY BISCAYNE 704 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 26th day of May 2022.

CT Corporation System

/s/ Madonna Cuddihy
Madonna Cuddihy

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