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Florida Department of State

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FEB-5 2025

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FLORIDA LIMITED LIABILITY CO.

11240 BISCAYNE OWNER, LLC

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AS

ARTICLES OF ORGANIZATION  
OF  
11240 BISCAYNE OWNER, 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 11240 Biscayne Owner, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

Name

Stearns Weaver Miller  
Weissler Alhadeff & Sitterson, P.A.


Address

c/o Alison W. Miller, Esq.  
150 West Flagler Street, Suite 2200  
Miami, Florida 33130

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MIAMI, FLORIDA

The Company will be manager-managed. The name and address of the initial manager of the Company is: 11240 Biscayne Manager, LLC, 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, FL 33301.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 5<sup>th</sup> day of February 2025.

  
Authorized Representative

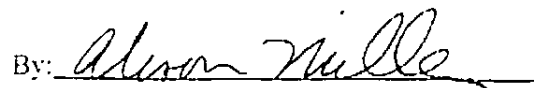
#### REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for 11240 Biscayne Owner, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this 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 Chapter 605, Florida Statutes.

REGISTERED AGENT:

Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.

Dated: February 5, 2025

By:   
Alison W. Miller, Esq.,  
Director

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