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FLORIDA LIMITED LIABILITY CO.
1301 AVE L LLC

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**ARTICLES OF ORGANIZATION
OF
1301 AVE L, LLC
A Florida Limited Liability Company**

The undersigned hereby acknowledges these Articles of Organization for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act, Chapter 608, Laws of Florida.

**ARTICLE I
Name**

The name of the Limited Liability Company is 1301 AVE L, LLC.

**ARTICLE II
Address**

The mailing address and street address of the principal office of the Limited Liability Company is:

301 E. Ocean Avenue
Lantana, FL 33462

**ARTICLE III
Purpose**

1301 AVE L, LLC has been formed to conduct or promote any lawful business or purpose permitted by the laws of Florida.

**ARTICLE IV
Management**

The Limited Liability Company is to be managed by one or more managers, who shall be appointed by the member; therefore, the Limited Liability Company is a manager-managed company. The name and address of the manager is:

KOBRIN WATERSIDE, LLC
301 E. Ocean Avenue
Lantana, FL 33462

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ARTICLE V
Member

The name and business address of the member is:

KOBRIN WATERSIDE, LLC
301 E. Ocean Avenue
Lantana, FL 33462

ARTICLE VI
Registered Agent and Registered Office

The name and the Florida street address of the Registered Agent are:

KOBRIN WATERSIDE, LLC
301 E. Ocean Avenue
Lantana, FL 33462

ARTICLE VII
Indemnification

The company shall indemnify every manager, and the manager's heirs, executors and administrators, against expenses actually and reasonably incurred by the manager, as well against any amount paid upon a judgment in connection with any action, suit, or other proceeding, civil or criminal, to which the manager may be made a party by reason of having been a manager of this limited liability company. This indemnification is being given because the manager(s) will be requested by the company to act for and on behalf of the company and for the company's benefit. This indemnification is not exclusive of other rights to which the manager(s) may be entitled. The manager(s) are entitled to the fullest indemnification allowed by the current law or as the law may be amended after the adoption of these articles.

A manager shall be liable to the company for the following actions:

- (1) Any breach of his or her duty of loyalty to the company, or to its members;
- (2) An act or omission that was taken in bad faith and which constitutes a breach of the Manager's duty to the company by an act that is grossly negligent, malicious, or intentional, as those terms are defined at law;
- (3) A transaction in which the manager benefits to the detriment of the company or its members; and

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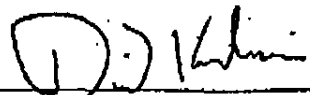
(4) An action for which the manager is liable at law and for which an indemnification is not allowed.

ARTICLE VIII
Commencement

The Limited Liability Company shall commence its existence upon filing with the Secretary of State of the State of Florida.

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Date: 11/2/12



DAVID KOBRIN, as Manager of
KOBIN WATERSIDE, LLC

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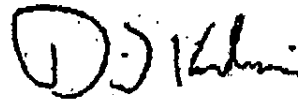
**CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company submits the following statement to designate a Registered Office and Registered Agent in the State of Florida:

That 1301 AVE L, LLC desiring to organize under the laws of the State of Florida, has named KOBRIN WATERSIDE, LLC located at the Registered Office of the Limited Liability Company at 301 E. Ocean Avenue, Lantana, FL 33462, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGMENT:

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, 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 608, F.S.



DAVID KOBRIN, as Manager of
KOBRIN WATERSIDE, LLC

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