

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L15000163948
FILED 8:00 AM
September 25, 2015
Sec. Of State
nhaney**

Article I

The name of the Limited Liability Company is:

WNY - MAGNOLIA POINT APTS LLC

Article II

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

727 WEST 11TH STREET - OFFICE
PANAMA CITY, FL. 32401

The mailing address of the Limited Liability Company is:

48 BRADENHAM PLACE
AMHERST, NY. 14226

Article III

The name and Florida street address of the registered agent is:

TINA LOCHER
1506 DORY LANE
PANAMA CITY, FL. 32409

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.

Registered Agent Signature: TINA LOCHER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
CHRISTOPHER J LEE
48 BRADENHAM PLACE
AMHERST, NY. 14226

Title: MGR
ROBERT M RUTH
11 ELTHAM DRIVE
AMHERST, NY. 14226

Title: MGR
ADRIAN A JESSOME
8700 FRONT BEACH ROAD - UNIT 10101
PANAMA CITY BEACH, FL. 32407

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Article V

The effective date for this Limited Liability Company shall be:

09/25/2015

Signature of member or an authorized representative

Electronic Signature: CHRISTOPHER LEE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.