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Florida Department of State
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

1250 ocean drive llc

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December 17, 2008

FLORIDA DEPARTMENT OF STATE
Division of Corporations

EMPIRE

SUBJECT: 1250 OCEAN DRIVE LLC
REF: W08000055788

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Limited liability companies are either member-managed or manager-managed, not both. Member-managed companies are managed by the members of the limited liability company. Manager-managed companies are managed by non-members. Please amend your document to reflect either the limited liability company is member-managed or manager-managed. If the limited liability company is member-managed, list the names and addresses of the members who will manage the company and identify them solely as managing members. If the limited liability company is manager-managed, list the names and addresses of the non-members who will manage the company and identify them solely as managers. You cannot list both managers and managing members.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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Tammi Cline
Regulatory Specialist II

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**ARTICLES OF ORGANIZATION
OF
1250 OCEAN DRIVE LLC**

**ARTICLES I
NAME**

The name of the Limited Liability Company shall be 1250 Ocean Drive, LLC (the "Company").

**ARTICLE II
ADDRESS**

The mailing address and the street address of the principal office shall be:


1250 Ocean Drive
Miami Beach, Florida 33139

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

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

Antonio Rizzi
1250 Ocean Drive
Miami Beach, Florida 33139

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 of the Florida Statutes.



Antonio Rizzi, Registered Agent

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**ARTICLE IV
MANAGEMENT**

The Company will be Manager managed. The name and address of each Manager shall be:

<u>Title:</u>	<u>Name and Address:</u>
	Antonio Rizzi 1250 Ocean Drive Miami Beach, Florida 33139

Admission of additional members and/or managers may be made at later date under the provisions of Chapter 603 of the Florida Statutes.

**ARTICLE V
EFFECTIVE DATE**

The effective date of these Articles of Organization shall be December 15, 2008.

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

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 Antonio Rizzi, Manager/Member

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