

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

L12000024856
FILED 8:00 AM
February 21, 2012
Sec. Of State
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Article I

The name of the Limited Liability Company is:

116 W FLAGLER STREET, LLC

Article II

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

116 W FLAGLER ST
MIAMI, FL. US 33130

The mailing address of the Limited Liability Company is:

1210 MICHIGAN AVENUE
MIAMI BEACH, FL. US 33139

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

MARK ALHADEFF
767 ARTHUR GODFREY ROAD
MIAMI BEACH, FL. 33140

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: MARK ALHADEFF

Article V

The name and address of managing members/managers are:

Title: MGRM
ANDREW MIRMEELLI
1210 MICHIGAN AVE
MIAMI BEACH, FL. 33139 US

Title: MGRM
116 W FLAGLER INVESMENTS, LLC
2200 BISCAYNE BLVD
MIAMI, FL. 33137

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Article VI

The effective date for this Limited Liability Company shall be:

02/15/2012

Signature of member or an authorized representative of a member

Electronic Signature: MARK ALHADEFF

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.