

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

**L13000102858
FILED 8:00 AM
July 19, 2013
Sec. Of State
jbryan**

Article I

The name of the Limited Liability Company is:

245 REALTY LLC

Article II

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

670 WHITE PLAINS RD
STE 310
SCARSDALE, NY. US 10583

The mailing address of the Limited Liability Company is:

670 WHITE PLAINS RD
STE 310
SCARSDALE, NY. US 10583

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:

DANIEL LOREDO
1025 88TH STREET
SURFSIDE, FL. 33154

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: DANIEL LOREDO

Article V

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The name and address of managing members/managers are:

Title: MGRM
DANIEL LOREDO
1025 88TH STREET
SURFSIDE, FL. 33154

Title: MGRM
ROBERT M BERNSTEIN
670 WHITE PLAINS RD., STE 310
SCARSDALE, NY. 10583 US

Title: MGRM
STEVE LEVY
1501 BROADWAY, SUITE 1913
NEW YORK, NY. 10036 US

Signature of member or an authorized representative of a member

Electronic Signature: TAYLOR LOLYA

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.