

U13000151723

Division of Corporations

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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 617-6383

From: Account Name : GREENSPOON MARDER, P.A.
Account Number : 076064003722
Phone : (888) 491-1120
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Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: Jfranka@02cap.com

FLORIDA LIMITED LIABILITY CO.
OCEANA BAY HARBOR, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION
OF
OCEANA BAL HARBOR, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is OCEANA BAL HARBOR, LLC

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309.

ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is David Kron, Esq., 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309.

ARTICLE V - Management:

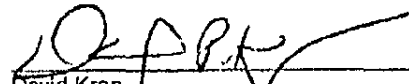
Initially, the Company shall be manager managed and the initial manager shall be as listed below; provided, that the Company may determine, from time to time, to become member managed or change the manager from time to time and the Company reserves the right to

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update such information through its annual report filings, amendments to the Company's operating agreement, or as otherwise provided by applicable law:

Lynn Frank
100 West Cypress Creek Road
Suite 100
Fort Lauderdale, FL 33309

WHEREOF, the undersigned authorized representative of the member has executed these Articles the 23 day of October 2013.


David Kron
Authorized Representative of Member

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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

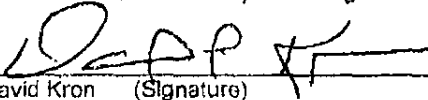
PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

Oceana Bai Harbor, LLC
2. The name and address of the registered agent and office is:

David Kron, Esq.
100 West Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309

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.


David Kron (Signature)

October 22, 2013
(Date)

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