

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

L13000155191
FILED 8:00 AM
November 05, 2013
Sec. Of State
jsaulsberry

Article I

The name of the Limited Liability Company is:

1245 LENOX LLC

Article II

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

1245 LENOX AVE.
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:

8 EAST 10TH STREET
4
NEW YORK, NY. 10003

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:

AMANDA QUIRKE
201 S. BISCAYNE BLVD. 22ND FLOOR
MIAMI, FL. 33131

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: AMANDA QUIRKE

Article V

The name and address of managing members/managers are:

Title: MGRM
QUINN MORGAN
8 EAST 10TH STREET APT. 4
NEW YORK, NY. 10003

Title: MGRM
UPACALA MAPATUNA
8 EAST 10TH STREET APT. 4
NEW YORK, NY. 10003

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Article VI

The effective date for this Limited Liability Company shall be:

11/04/2013

Signature of member or an authorized representative of a member

Electronic Signature: AMANDA QUIRKE

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.