

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

L14000003376
FILED 8:00 AM
January 07, 2014
Sec. Of State
syounng

Article I

The name of the Limited Liability Company is:
3031 SJ REALTY LLC

Article II

The street address of the principal office of the Limited Liability Company is:
235 30TH STREET & 240 31ST STREET
MIAMI BEACH, FL. 33140

The mailing address of the Limited Liability Company is:
143 EAST 30TH STREET
B-1
NEW YORK, NY. 10016

Article III

The name and Florida street address of the registered agent is:
JACK AVID
1100 WEST AVENUE
1601
MIAMI BEACH, FL. 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.

Registered Agent Signature: JACK AVID

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
JACK AVID
143 EAST 30TH STREET, SUITE B-1
NEW YORK, NY. 10016

Title: MGR
STEVEN OVIED
143 EAST 30TH STREET, SUITE B-1
NEW YORK, NY. 10016

L14000003376
FILED 8:00 AM
January 07, 2014
Sec. Of State
syoun

Article V

The effective date for this Limited Liability Company shall be:

01/07/2014

Signature of member or an authorized representative

Electronic Signature: RALPH SEGAL

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.