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FLORIDA LIMITED LIABILITY CO.
280 REALTY, LLC

Certificate of Status	1
Certified Copy	1
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ARTICLES OF ORGANIZATION
OF
280 REALTY, LLC

ARTICLE I

NAME

The name of the limited liability company shall be:

280 Realty, LLC

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TALLAHASSEE, FLORIDA

ARTICLE II

EXISTENCE AND DURATION

The existence of the limited liability company shall be perpetual unless sooner dissolved in accordance with the laws of the State of Florida.

ARTICLE III

PURPOSE

This limited liability company may engage in any activity or business permitted under the laws of the United States and of the State of Florida, and shall have all powers necessary or convenient to effect any or all of the purposes for which the company is organized.

ARTICLE IV

PRINCIPAL PLACE OF BUSINESS

The initial mailing and street address of the principal office of this limited liability company is: 800 Brickell Avenue, Suite 1501, Miami, FL 33131.

ARTICLE V

INITIAL REGISTERED AGENT

The initial registered agent and street address of the initial registered agent of the limited liability company shall be:

Neal S. Litman, P.A.
800 Brickell Avenue, Suite 1501
Miami, Florida 33131

ARTICLE VI

MANAGEMENT

The limited liability company is to be managed by one Manager or more Managers ("Manager") and is, therefore, a Manager-Managed company. The Manager of the company shall be Moise Lavian and George Lavian.

ARTICLE VII

**RESTRICTIONS ON MEMBERSHIP AND RIGHT TO CONTINUE AFTER
WITHDRAWAL OF MEMBER**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members. Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business upon unanimous consent of such remaining members.

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ARTICLE VIII

CONTRACTING DEBTS

The Manager shall be authorized to incur any liability on behalf of the limited liability company.

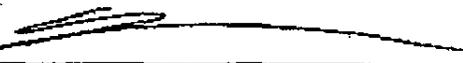
ARTICLE IX

INDEMNIFICATION

This company shall indemnify its Manager to the full extent permitted by the laws of the State of Florida.

In accordance with Section 605.0203 (1)(b), F.S., the undersigned, authorized representative by execution of this affidavit affirms under the penalties of perjury that the facts stated herein are true. Executed by the authorized representative at Miami, Florida, this 17th day of September, 2014.

Neal S. Litman, P.A.

By: 

Neal S. Litman
Authorized Representative

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TALLAHASSEE, FLORIDA

CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT/REGISTERED OFFICE

Having been named as registered agent of 280 Realty, LLC, to accept service of process for such limited liability company at the place designated in this certificate, the undersigned accepts such appointment and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

Dated this 17th day of September, 2014.

Neal S. Litman, P.A.

By: _____

Neal S. Litman

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