

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

L16000004871
FILED 8:00 AM
January 06, 2016
Sec. Of State
vherring

Article I

The name of the Limited Liability Company is:
1 OCEAN DRIVE, MIAMI BEACH LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1201 GEORGE BUSH BLVD
DELRAY BEACH, FL. US 33483

The mailing address of the Limited Liability Company is:
60 EAST 42ND STREET
SUITE 1420
NEW YORK, NY. US 10165

Article III

Other provisions, if any:
ANY LAWFUL PURPOSE. THIS COMPANY IS A MANAGER-MANAGED
LIMITED LIABILITY COMPANY.

Article IV

The name and Florida street address of the registered agent is:
DAY PITNEY/CHAPIN BALLERANO & CHESLACK
1201 GEORGE BUSH BLVD
DELRAY BEACH, FL. 33483

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: BRIAN G. CHESLACK

Article V

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

Title: MGR
MITCHELL LAPIDUS
60 EAST 42ND STREET, SUITE 1420
NEW YORK, NY. 10165 US

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Signature of member or an authorized representative

Electronic Signature: BRIAN G. CHESLACK

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.