

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

L16000109256
FILED 8:00 AM
June 06, 2016
Sec. Of State
tbrown

Article I

The name of the Limited Liability Company is:

VIRGINIA MIAMI REALTY LLC

Article II

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

2890 VIRGINIA STREET
MIAMI, FL. 33133

The mailing address of the Limited Liability Company is:

138 EAST 31ST STREET
SUITE C1
NEW YORK, NY. 10016

Article III

The name and Florida street address of the registered agent is:

MANNY J VADILLO ESQ
1200 BRICKELL AVENUE
SUITE 1480
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: MANNY VADILLO

Article IV

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

Title: MGR
JACK AVID
920 COLLINS AVENUE
MIAMI BEACH, FL. 33139

Title: MGR
STEVEN OVIED
920 COLLINS AVENUE
MIAMI BEACH, FL. 33139

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Signature of member or an authorized representative

Electronic Signature: MANNY VADILLO

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.