

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

L16000112376
FILED 8:00 AM
June 09, 2016
Sec. Of State
slsingleton

Article I

The name of the Limited Liability Company is:

WEST AVENUE MIAMI BEACH INVESTMENT, LLC

Article II

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

1215 WEST AVENUE
UNIT 511
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

427 WEST 51ST STREET #1
NEW YORK, NY. US 10019

Article III

Other provisions, if any:

ANY AND ALL LAWFUL PURPOSES, INCLUDING BUT NOT LIMITED TO
OWNING REAL PROPERTY IN THE STATE OF FLORIDA.

Article IV

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

JONATHAN HELLER ESQ.
36 NE 1ST STREET
SUITE 310
MIAMI, FL. 33132

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: JONATHAN HELLER ESQ.

Article V

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

Title: MGRM
JACOB RESNICOW
427 WEST 51ST STREET #1
NEW YORK, NY. 10019 US

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Signature of member or an authorized representative

Electronic Signature: JACOB RESNICOW

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.