

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

**L16000126423
FILED 8:00 AM
July 05, 2016
Sec. Of State
tlhenderson**

Article I

The name of the Limited Liability Company is:

WPB CONDO 702 LLC

Article II

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

450 SEVENTH AVENUE
SUITE 2805
NEW YORK, NY. US 10123

The mailing address of the Limited Liability Company is:

450 SEVENTH AVENUE
SUITE 2805
NEW YORK, NY. US 10123

Article III

Other provisions, if any:

INVESTMENT AND MANAGEMENT OF REAL ESTATE, AND ANY AND ALL
PURPOSES PERMITTED BY LAW

Article IV

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

BARRY B BYRD
4600 MILITARY TRAIL
SUITE 212
JUPITER, FL. 33458

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: BARRY B BYRD

Article V

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

Title: MGR
PAUL STERN
450 SEVENTH AVENUE SUITE 2805
NEW YORK, NY. 10123 US

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Article VI

The effective date for this Limited Liability Company shall be:

07/01/2016

Signature of member or an authorized representative

Electronic Signature: BARRY B BYRD, AUTHORIZED REPRESENTATIVE

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.