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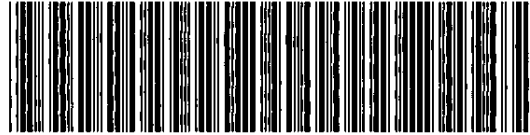
(Business Entity Name)

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TALLAHASSEE, FLORIDA

FREDERICK R. MACLEAN
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MACLEAN & EMA
Attorneys and Counselors at Law
P.A.

OF COUNSEL
ARLENE LAKIN
BOARD CERTIFIED
ELDER LAW

* ALSO ADMITTED IN ILLINOIS

June 30, 2016

Via Federal Express, Priority Overnight Delivery, (Trk # 7766 4702 7314) to:

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Articles of Organization for Modern Florida Realty, LLC

Dear Sir or Madam,

Enclosed for filing please find the Articles of Organization for Modern Florida Realty, LLC, and a check in the amount of \$125, payable to the Florida Department of State, for the filing fees.

Should you have any questions in this regard, please do not hesitate to call my office.

Very Truly Yours,

MACLEAN & EMA, P.A.



Adan A. Aulet, Jr., Esq.
For the Firm

Encl. as noted.

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
FOR
MODERN FLORIDA REALTY, LLC
(A Florida Limited Liability Company)

ARTICLE I
NAME & EFFECTIVE DATE

A. The name of the Limited Liability Company is *MODERN FLORIDA REALTY, LLC* (the "Limited Liability Company").

B. The Limited Liability Company shall come into existence on the date of filing of these articles with the Florida Department of State.

ARTICLE II
ADDRESSES

A. Principal Place of Business. The street address of the principal place of business of the Limited Liability Company shall be 500 N.E. 35th Street, Boca Raton, Florida 33431.

B. Mailing Address. The mailing address of the Limited Liability Company shall be 500 N.E. 35th Street, Boca Raton, Florida 33431.

ARTICLE III
REGISTERED AGENT

MACLEAN & EMA, P.A. is the registered agent. The Florida street address of the said registered agent's registered office is 2600 N.E. 14th Street Causeway, Pompano Beach, FL 33064.

ARTICLE IV
MANAGEMENT

The Limited Liability Company shall be managed by a Manager (or Managers) who is designated, appointed, or elected to act as the Manager in accordance with the Operating Agreement of the Limited Liability Company.

The Manager designated or appointed shall carry out and further the decisions and actions of the Manager or Members made under the Operating Agreement and shall be authorized to execute any and all reports, forms, instruments, documents, papers, writings, agreements, and contracts, including, but not limited to deeds, bills of sale, transfers, leases,

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promissory notes, mortgages and security agreements, and any other type or form of document by which property or property rights of the Limited Liability Company are transferred or encumbered, or by which debts and obligations of the Limited Liability Company are created, incurred, or evidenced, which are necessary, appropriate, or beneficial to carry out or further such decisions or actions.

ARTICLE V MANAGER

The name and address of the initial Manager authorized to manage and control the Limited Liability Company are as follows:

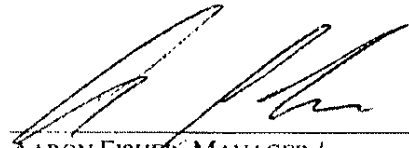
Title:

Manager

Name & Address:

AARON FISHER
500 N.E. 35th Street
Boca Raton, Florida 33431

In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.


AARON FISHER, MANAGER /
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT

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.

MACLEAN & EMA, P.A.,
Registered Agent

By: 
ADAN A. AULET, JR., ESQ.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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