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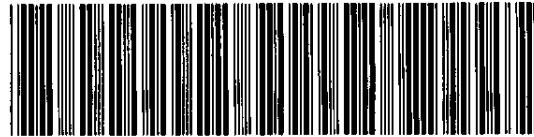
(Business Entity Name)

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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

VERO DOWNTOWN PROPERTIES, LLC

Signature _____

Requested by: BA

9/22/16

Name _____

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____ Art of Inc. File _____
____ LTD Partnership File _____
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✓ ____ L.C. File _____
____ Fictitious Name File _____
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____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
____ Cert. Copy _____
✓ ____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
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**ARTICLES OF ORGANIZATION
OF**

VERO DOWNTOWN PROPERTIES, LLC

The undersigned, being all of the organizers hereunder, execute these Articles of Organization for the purposes of forming and does hereby form a limited liability company under the laws of the State of Florida in accordance with the following provisions.

**ARTICLE I
NAME**

The name of the limited liability company is VERO DOWNTOWN PROPERTIES, LLC (the "Company").

**ARTICLE II
INITIAL PRINCIPAL OFFICE**

The mailing address of the initial principal office of the Company is:
**241 East Prospect Road
Fort Lauderdale, Florida 33334**

**ARTICLE III
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Company is:
**241 East Prospect Road
Fort Lauderdale, Florida 33334**

The initial registered agent of the Company is:
Michael R. Rechter

**ARTICLE IV
MANAGEMENT**

The affairs of the Company are to be managed by the members of the Company, subject to the provisions of the Company's operating agreement. The initial members shall be:
Michael R. Rechter

**ARTICLE V
DURATION**

The Company shall exist perpetually.

EXECUTED AND ACKNOWLEDGED by the undersigned at the principal corporate office, on this the 20th day of September 2016.



Michael R. Rechter - Member

Michael R. Rechter – Registered Agent

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J. H. J. J.