

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

**L16000228594
FILED 8:00 AM
December 19, 2016
Sec. Of State
cewilson**

Article I

The name of the Limited Liability Company is:
DB WINTER PARK DEVELOPMENT, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2095 BROADWAY
404
NEW YORK, NY. US 10023

The mailing address of the Limited Liability Company is:
2095 BROADWAY
404
NEW YORK, NY. US 10023

Article III

The name and Florida street address of the registered agent is:
GARDNER CAPITAL DEVELOPMENT FLORIDA, LLC
205 E. CENTRAL BLVD.
304
ORLANDO, FL. 32801

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: JOSEPH CHAMBERS

Article IV

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

Title: AMBR
JONI BROOKS
2095 BROADWAY
NEW YORK, NY. 10023 US

Title: MGR
BRIAN HEEGER
2095 BROADWAY
NEW YORK, NY. 10023 US

Title: MGR
GALE KAUFMAN
2095 BROADWAY
NEW YORK, NY. 10023 US

Title: MGR
EMILY ALLISON
2095 BROADWAY
NEW YORK, NY. 10023 US

Article V

The effective date for this Limited Liability Company shall be:

12/19/2016

Signature of member or an authorized representative

Electronic Signature: BRIAN HEEGER

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.

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