

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

L09000096511
FILED 8:00 AM
October 06, 2009
Sec. Of State
shawkes

Article I

The name of the Limited Liability Company is:

BAY STREET STATION PARTNERS, LLC

Article II

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

1732 MARGARET STREET
JACKSONVILLE, FL. 32204

The mailing address of the Limited Liability Company is:

1732 MARGARET STREET
JACKSONVILLE, FL. 32204

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

RENAISSANCE DEVELOPMENT ONE, INC.
1732 MARGARET STREET
JACKSONVILLE, FL. 32204

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: CARLTON D. JONES

Article V

The name and address of managing members/managers are:

Title: MGRM
RENAISSANCE DEVELOPMENT ONE, INC.
1732 MARGARET STREET
JACKSONVILLE, FL. 32204 US

Title: MGRM
LB JAX DEVELOPMENT, LLC
118 WEST ADAMS STREET, SUITE 700
JACKSONVILLE, FL. 32202 US

Signature of member or an authorized representative of a member

Signature: MICHAEL A. ALTES

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