

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

**L05000044407
FILED 8:00 AM
May 05, 2005
Sec. Of State
mhodges**

Article I

The name of the Limited Liability Company is:
LUGANO 301, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
140 EAST 45 STREET
C/O LANDAMERICA FINANCIAL GROUP
NEW YORK, NY. 10017

The mailing address of the Limited Liability Company is:
140 EAST 45 STREET
C/O LANDAMERICA FINANCIAL GROUP
NEW YORK, NY. 10017

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:
BURT E EISENBERG ESQ.
5100 TAMiami TRAIL N.
SUITE 123
NAPLES, FL. 34103

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: BURT E. EISENBERG

Article V

The name and address of managing members/managers are:

Title: MGRM
BUILDING EXCHANGE COMPANY
140 EAST 45 STREET
NEW YORK, NY. 10017

L05000044407
FILED 8:00 AM
May 05, 2005
Sec. Of State
mhodges

Signature of member or an authorized representative of a member

Signature: MATT NARBY