

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

L09000117857  
FILED 8:00 AM  
December 11, 2009  
Sec. Of State  
gharvey

**Article I**

The name of the Limited Liability Company is:  
ESPLANADE CONDOS GP, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
837 DOLLEY MADISON BOULEVARD  
MCLEAN, VA. 22101

The mailing address of the Limited Liability Company is:  
837 DOLLEY MADISON BOULEVARD  
MCLEAN, VA. 22101

**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:  
GUS SANKERS  
4091 TIMUQUANA ROAD  
JACKSONVILLE, FL. 32210

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: GUS SANKERS

### **Article V**

The name and address of managing members/managers are:

Title: MGRM  
VIBER III, LLC  
837 DOLLEY MADISON BOULEVARD  
MCLEAN, VA. 22101

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### **Article VI**

The effective date for this Limited Liability Company shall be:

12/11/2009

Signature of member or an authorized representative of a member

Signature: VICTOR R. FRANSEN