

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

L10000004211
FILED 8:00 AM
January 12, 2010
Sec. Of State
ncausseaux

Article I

The name of the Limited Liability Company is:

MIAMI RIVER LOTS, LLC

Article II

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

1920 MERIDIAN AVE
2ND FLOOR
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:

6600 WEST BROAD STREET
SUITE 100
RICHMOND, VA. 23226

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:

MANNY DIAZ
1920 MERIDIAN AVE
2ND FLOOR
MIAMI BEACH, FL. 33139

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: MANNY DIAZ

Article V

The name and address of managing members/managers are:

Title: MGR
JEFFREY H GUMENICK
6600 WEST BROAD SREET, SUITE 100
RICHMOND, VA. 23226

Title: MGR
RANDOLPH S GUMENICK
6600 WEST BROAD STREET, SUITE 100
RICHMOND, VA. 23226

Article VI

The effective date for this Limited Liability Company shall be:

01/07/2010

Signature of member or an authorized representative of a member

Signature: JAMES WILVERT

L10000004211
FILED 8:00 AM
January 12, 2010
Sec. Of State
ncausseaux